



Tulsa Industrial For Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

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2318 Charles Page Blvd
Tulsa, OK 74127

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2318 Charles Page Blvd, Tulsa, OK 74127

Property Summary



PROPERTY DESCRIPTION

Well-positioned 2,400 SF industrial building on Charles Page Blvd offering a functional layout for a variety of small-bay users. The property features open warehouse space, drive-in access, and strong visibility along a heavily traveled corridor linking Tulsa and Sand Springs. With quick access to Hwy 412, I-244, and downtown Tulsa, this location works well for service businesses, trades, storage, light manufacturing, or an owner-user seeking affordable space in a sub-3% vacancy market.

OFFERING SUMMARY

Sale Price:	\$189,000
Building Size:	2,400 SF

PROPERTY HIGHLIGHTS

- 2,400 SF freestanding industrial building
- Drive-in overhead door for convenient loading
- Open warehouse layout with flexible configuration
- High-visibility frontage along Charles Page Blvd
- Minutes to Hwy 412, I-244, Downtown Tulsa & Sand Springs
- Industrial zoning suitable for a wide range of uses
- Vacant and ready for immediate occupancy
- Ideal for owner-user or investor
- Deep lot with room for parking/outdoor storage
- Affordable small-bay option in a tight industrial market

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Additional Photos



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Location Map



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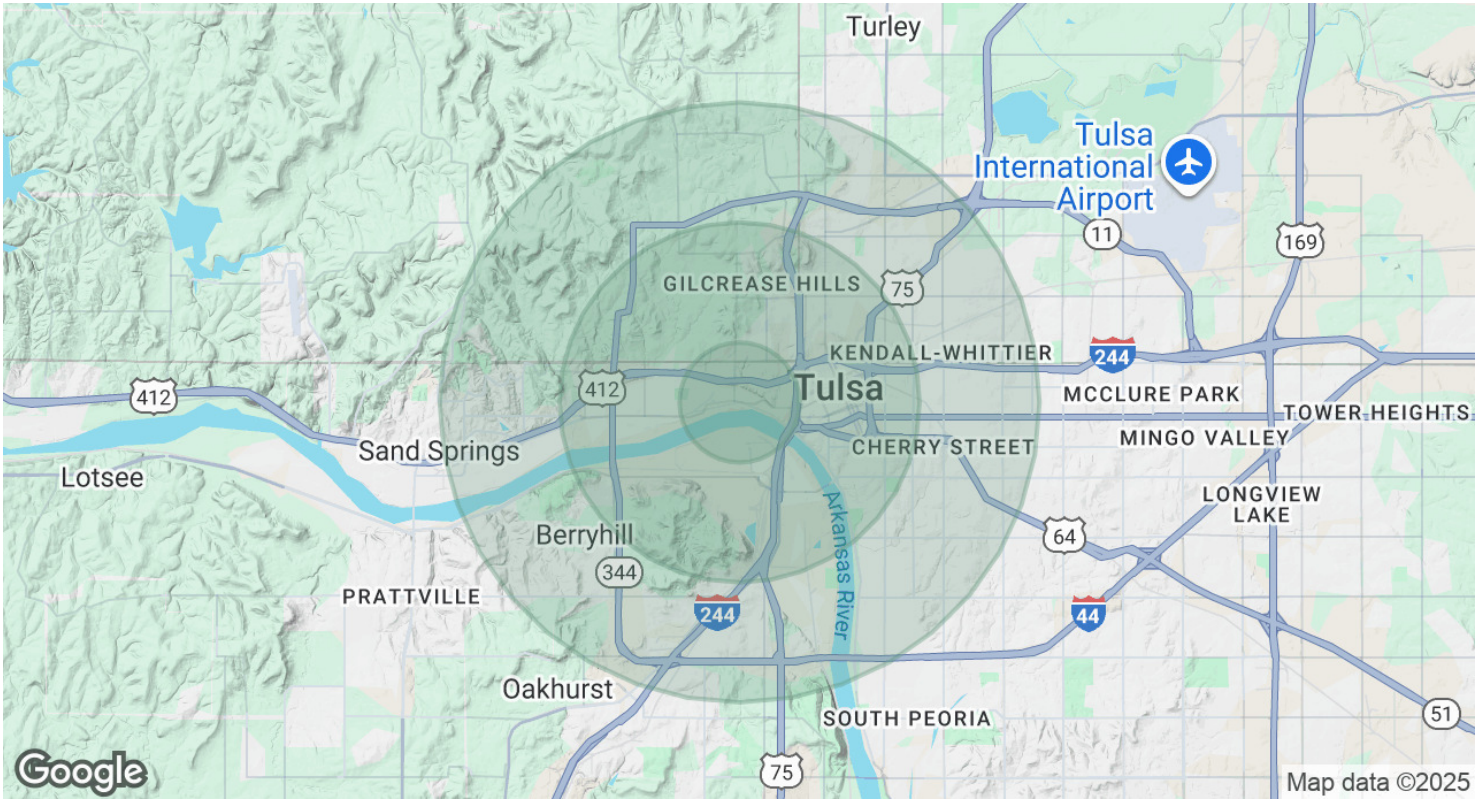
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,713	40,059	122,388
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,912	18,228	52,017
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$59,949	\$79,408	\$78,470
Average House Value	\$156,405	\$274,689	\$260,610

Demographics data derived from AlphaMap

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Meet the Team



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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

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