



## Highlights

- 12,628 SF single-tenant industrial building located at 6580 E Skelly Dr with strong access and exposure to major Tulsa thoroughfares
- 0.69-acre site, built in 1975, zoned IL
- 16' clear height
- One dock-high door (box truck) and one 12' x 12' ramp drive-in door
- Wet sprinkler system
- Heavy 3-phase power
- Fully climate controlled
- Yard
- Building signage
- Ample parking
- Currently undergoing major renovation with completion anticipated in July

## 2026 Upgrades

- Fully renovated office buildout with two private offices, conference room, breakroom, kitchen, ADA-compliant restrooms, and warehouse manager office
- Warehouse upgraded to ~16' clear height with open-span functionality and new LED lighting throughout
- New rooftop HVAC system providing full climate control for both office and warehouse areas
- Fire sprinkler system upgraded, recertified, and brought to current standards
- Modernized interiors including new layout, electrical, plumbing, finishes, flooring, doors, and hardware
- Rear parking lot repaired and resurfaced

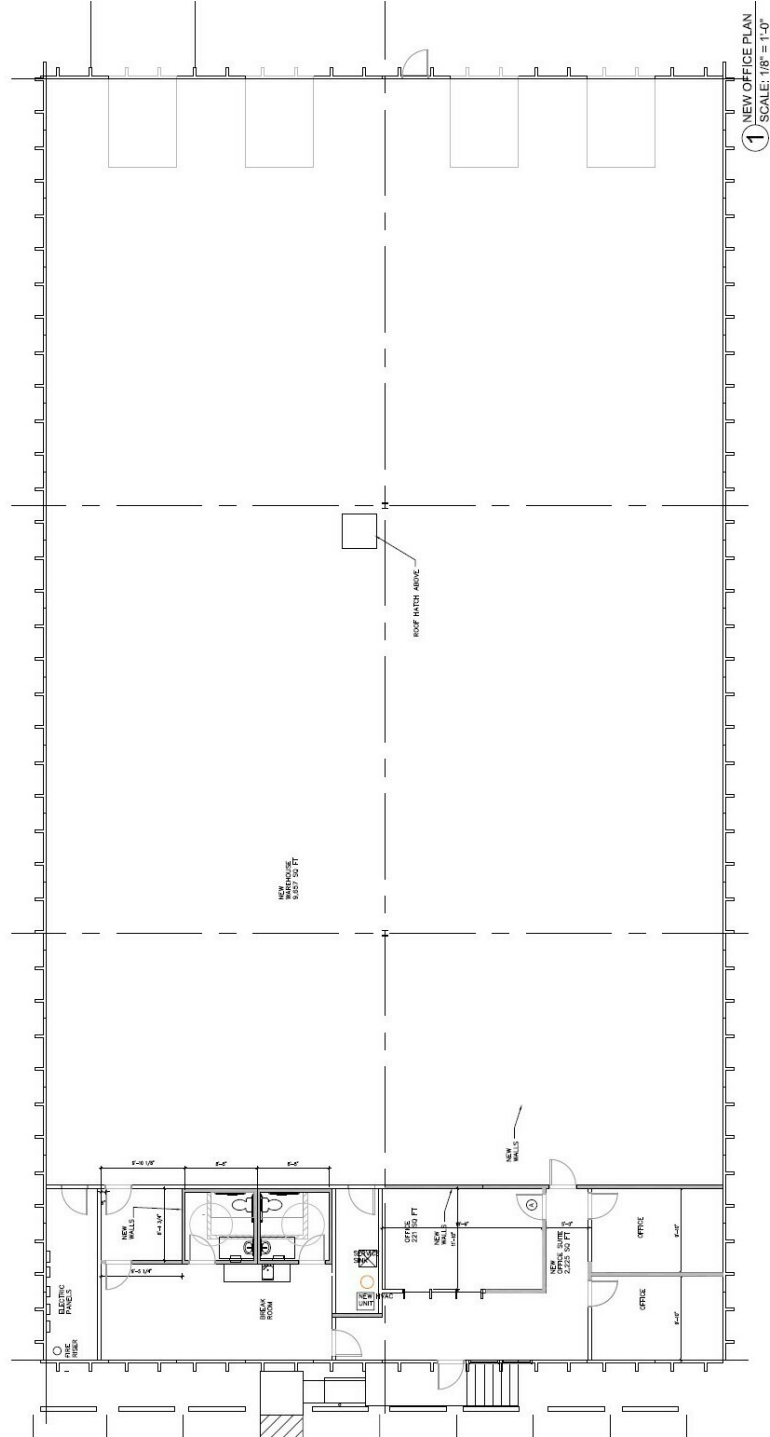
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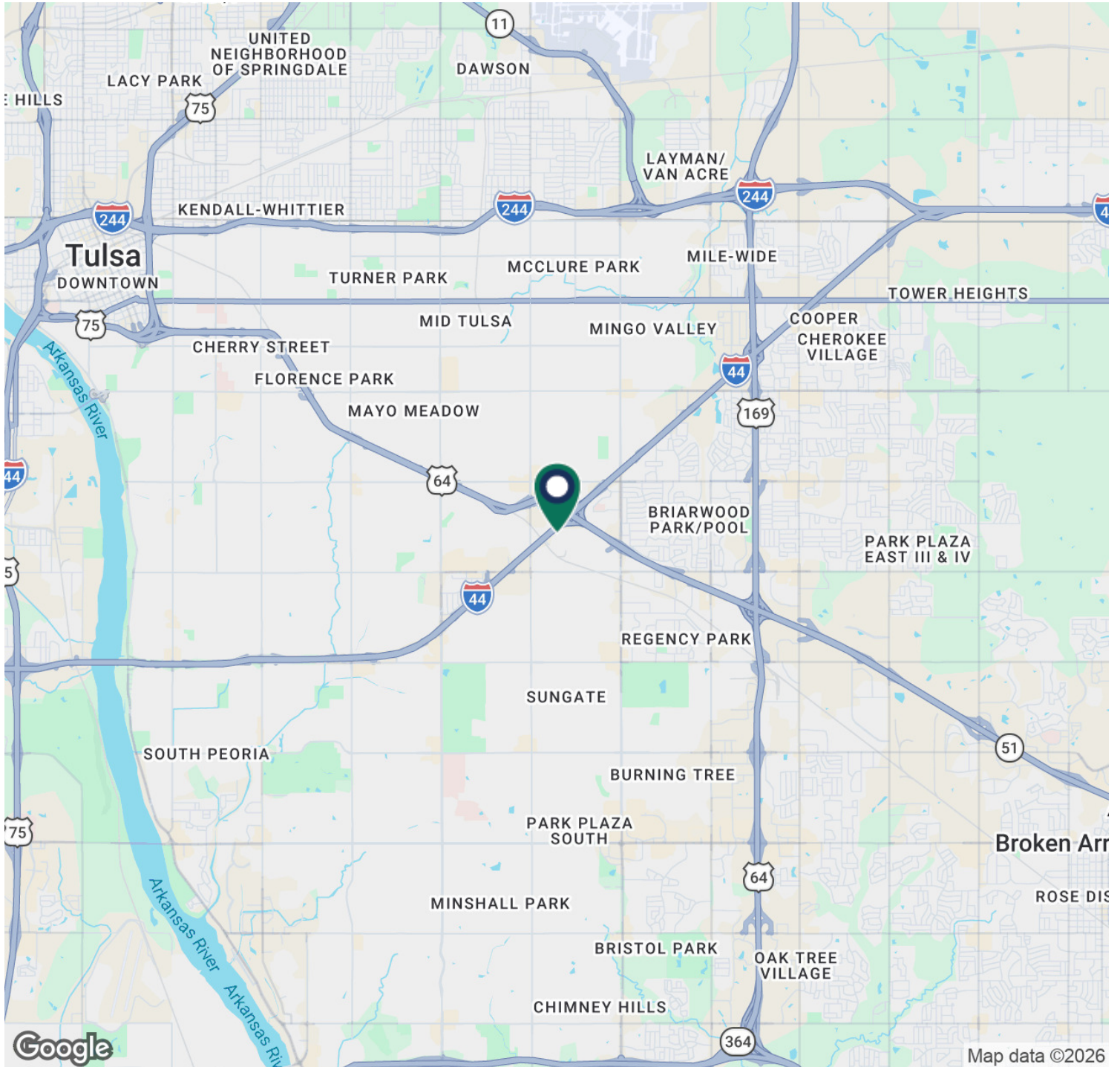
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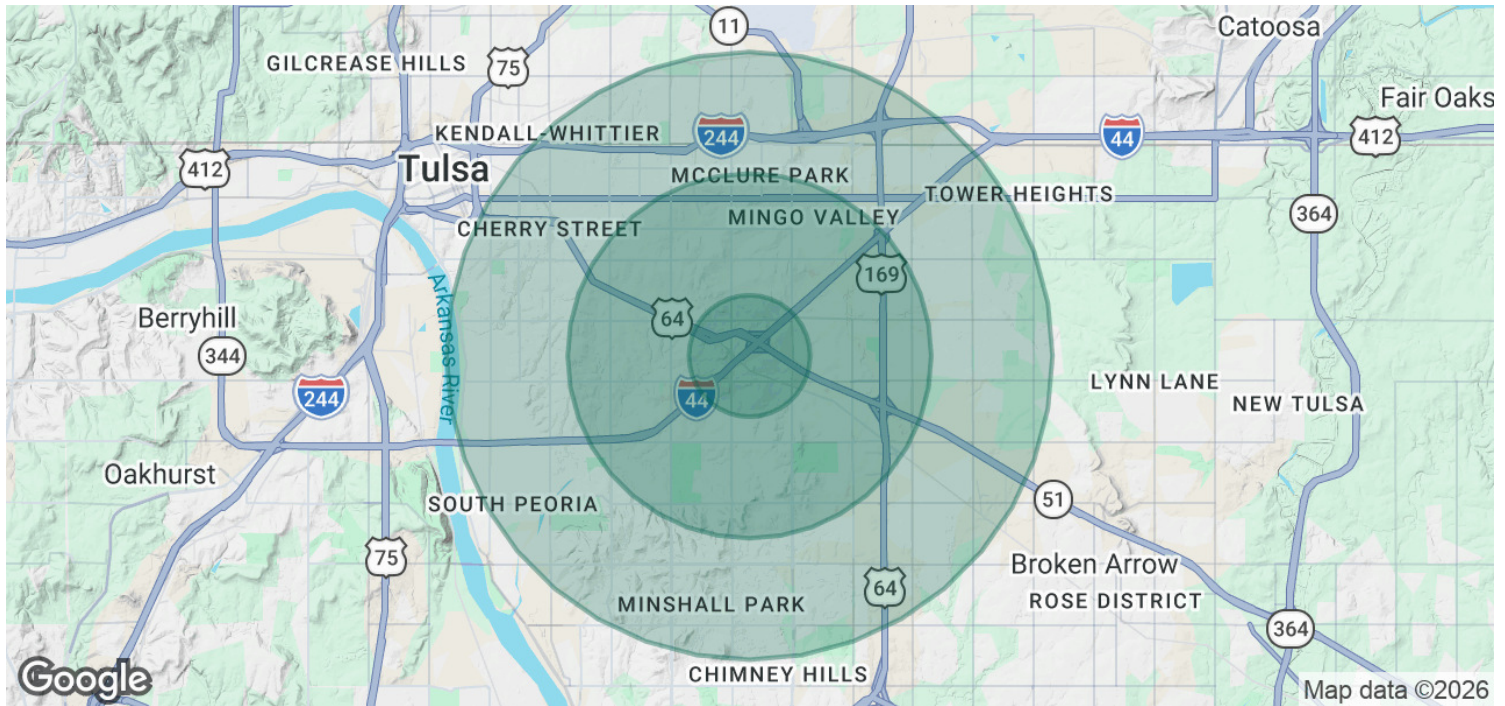
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,296	93,286	260,799
<b>Average Age</b>	36.8	37.8	36.7
<b>Average Age (Male)</b>	35.0	36.7	35.9
<b>Average Age (Female)</b>	39.1	39.3	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,188	40,322	110,222
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$62,866	\$82,737	\$91,308
<b>Average House Value</b>	\$152,442	\$222,695	\$250,443

2023 American Community Survey (ACS)

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