1711 N SHERIDAN RD

H & H MRG, CO. TULSA, OK 74115

SALE & LEASE

FOR



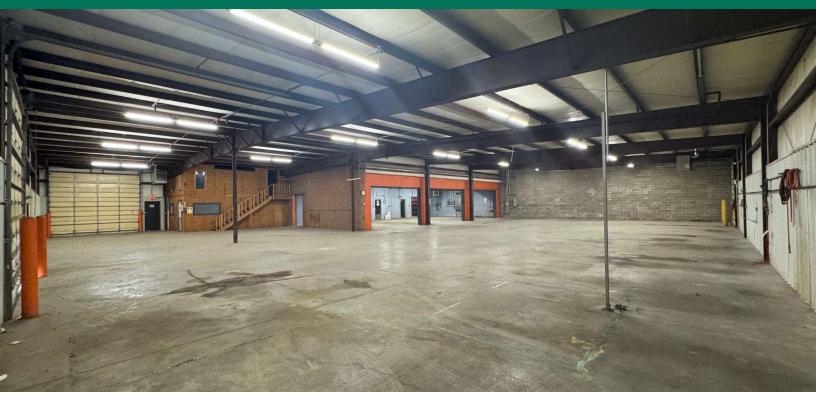
JOSH LOVE leasing and sales associate jlove@priceedwards.com 0: 918.394.1000 C: 918.978.2428

Sale Price \$795,000 Lease Rate \$6.00 SF/yr (NNN)

FOR SALE & LEASE

1711 N SHERIDAN RD

TULSA, OK 74115



PROPERTY DESCRIPTION

Building Size: ± 10,700 SF Office Space: ± 1,229 SF Warehouse: ± 9,471 SF Zoning: IL (Industrial Light) Power: 240V, 400Amp, 3 Phase Power Clear Height: 12'-13' Grade-Level Doors: 14' x 13' 14' x 13' 14' x 14' 12' x 14' Office refresh - March 2025 Fully fenced and new gravel poured in August 2024 Close proximity to the airport and highways, offering easy access for transportation and logistics.

OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	1
Available SF:	10,700 SF
Lot Size:	30,818 SF
Building Size:	10,700 SF

DEMOGRAPHICS 0.3 MILES 0.5 MILES 1 MILE

Total Households	189	707	2,815
Total Population	525	2,025	8,373
Average HH Income	\$42,808	\$44,920	\$50,746

JOSH LOVE jlove@priceedwards.com 0: 918.394.1000 C: 918.978.2428

FOR SALE & LEASE

1711 N SHERIDAN RD

TULSA, OK 74115











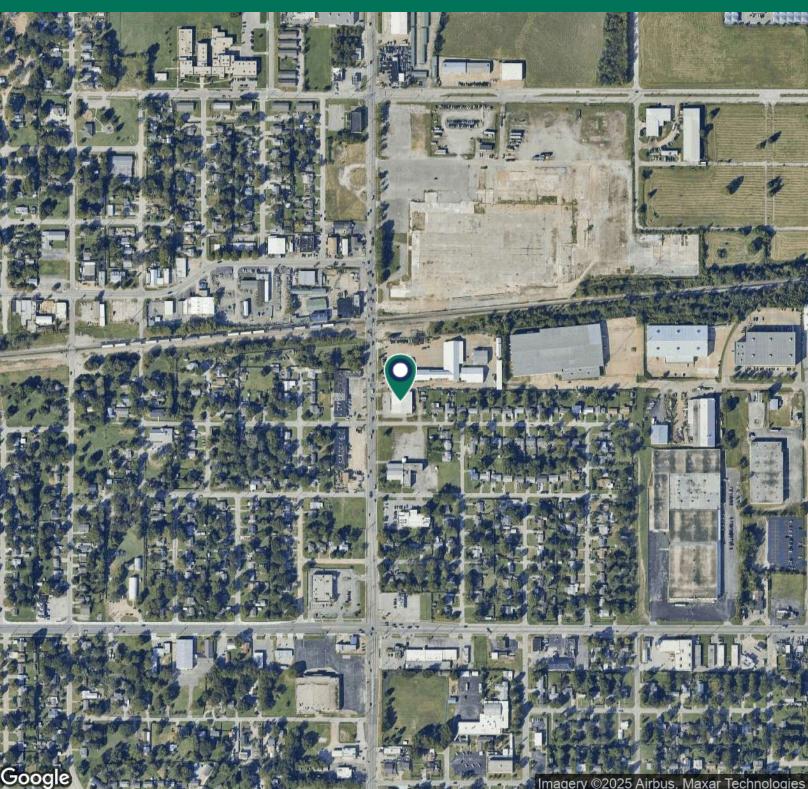
JOSH LOVE jlove@priceedwards.com 0: 918.394.1000 C: 918.978.2428

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

FOR SALE & LEASE

1711 N SHERIDAN RD

TULSA, OK 74115



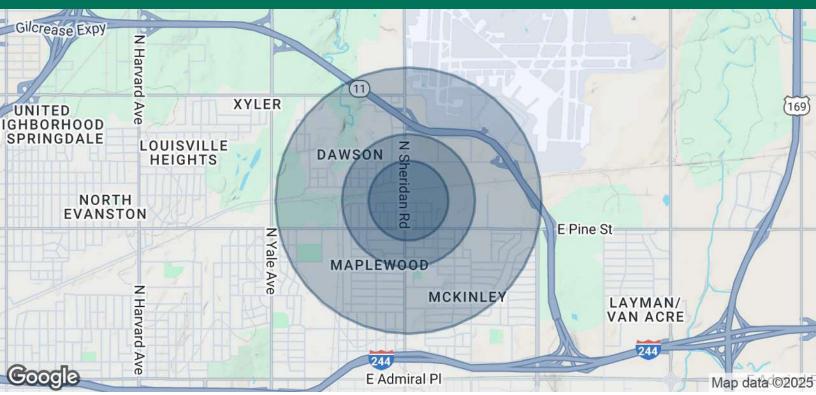
JOSH LOVE jlove@priceedwards.com 0: 918.394.1000 C: 918.978.2428

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

FOR SALE & LEASE

1711 N SHERIDAN RD

TULSA, OK 74115



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	2,025	8,373
Average Age	37	36	34
Average Age (Male)	36	35	34
Average Age (Female)	37	36	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
HOUSEHOLDS & INCOME Total Households	0.3 MILES 189	0.5 MILES 707	1 MILE 2,815
Total Households	189	707	2,815

Demographics data derived from AlphaMap

JOSH LOVE jlove@priceedwards.com 0: 918.394.1000 C: 918.978.2428