

1711 N SHERIDAN RD

TULSA, OK 74115



JOSH LOVE

leasing and sales associate
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Sale Price
\$795,000

Lease Rate
\$6.00 SF/yr (NNN)

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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 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 |

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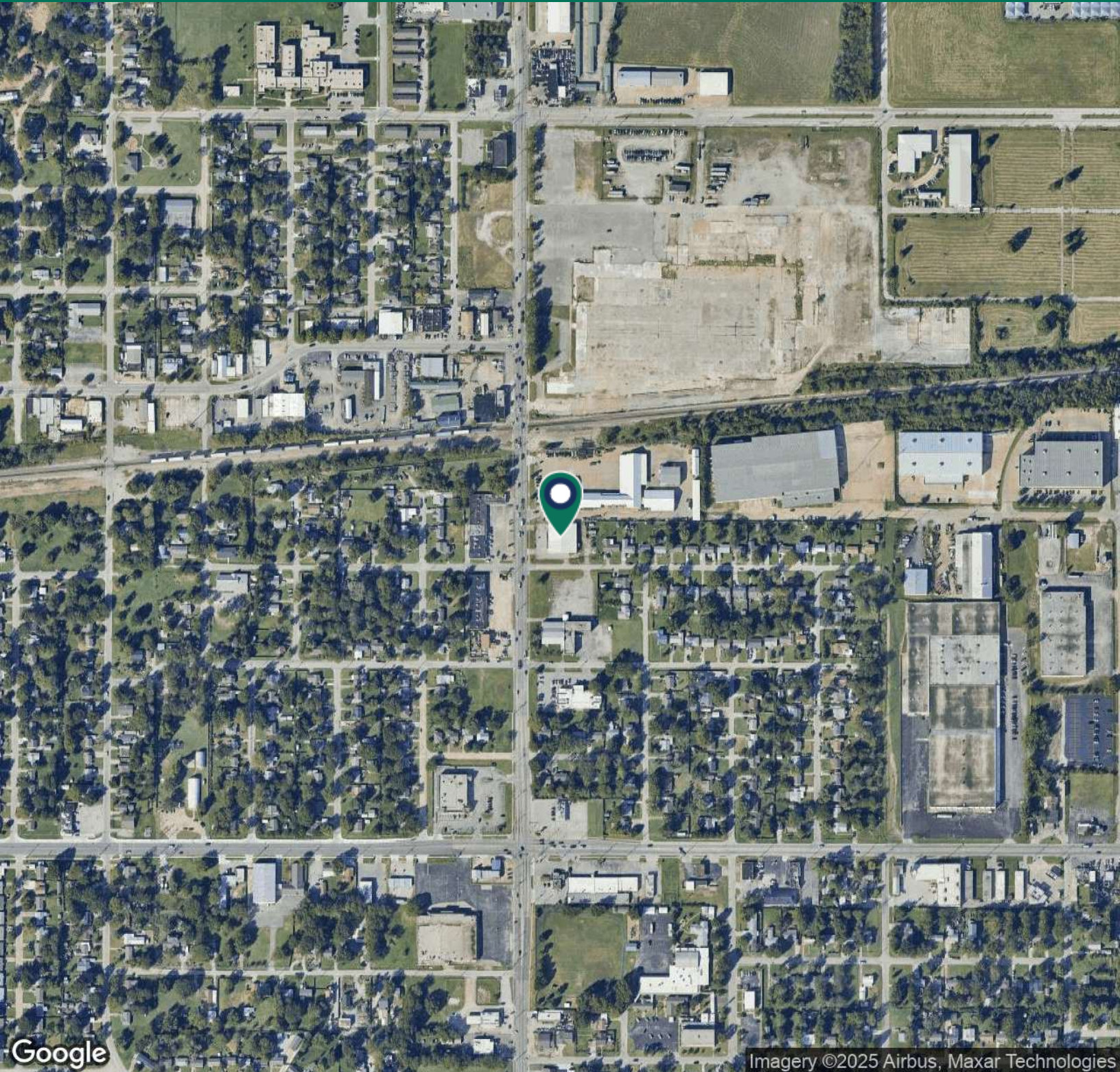
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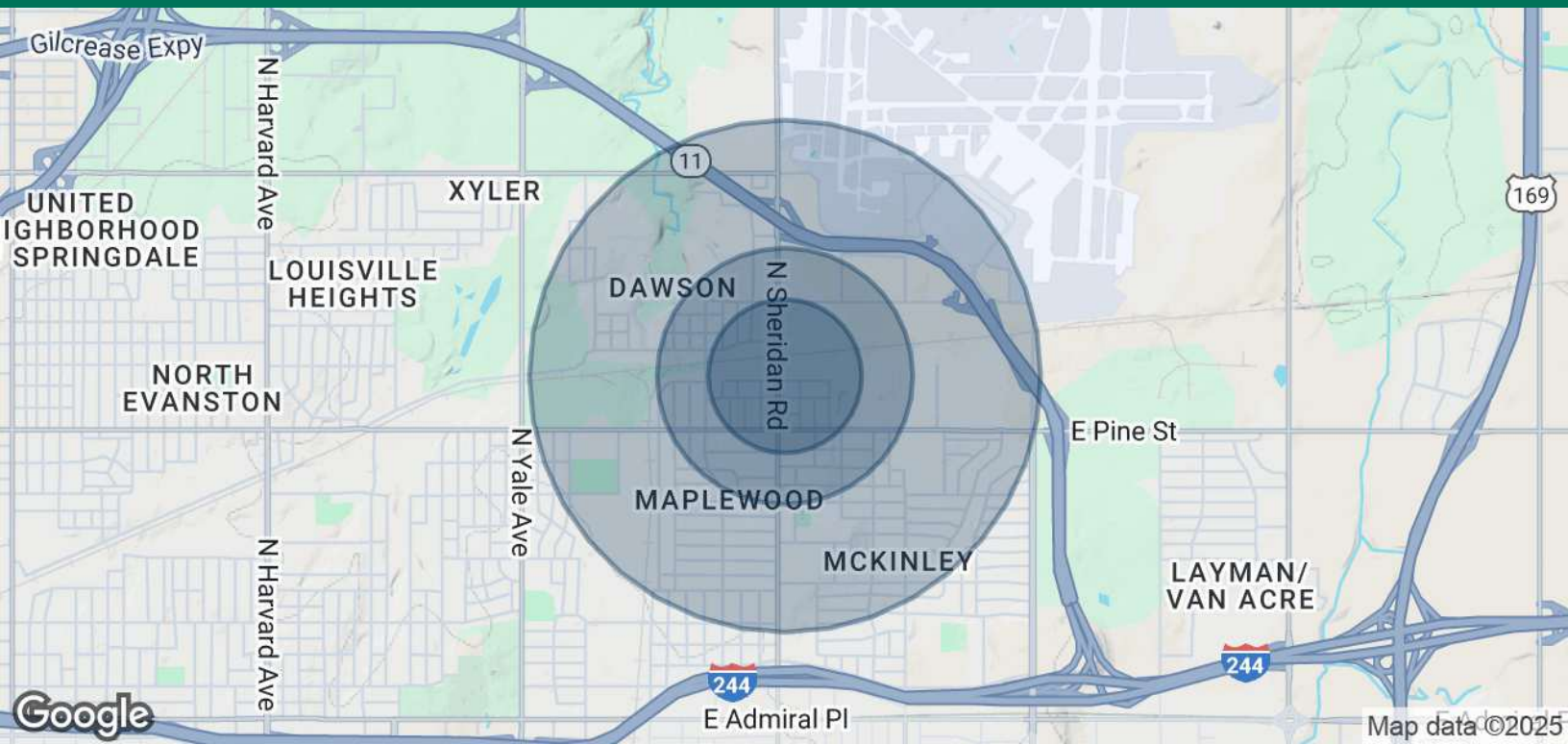
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 525 | 2,025 | 8,373 |
| Average Age | 37 | 36 | 34 |
| Average Age (Male) | 36 | 35 | 34 |
| Average Age (Female) | 37 | 36 | 35 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 189 | 707 | 2,815 |
| # of Persons per HH | 2.8 | 2.9 | 3 |
| Average HH Income | \$42,808 | \$44,920 | \$50,746 |
| Average House Value | \$74,968 | \$79,006 | \$113,927 |

Demographics data derived from AlphaMap

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