

INDUSTRIAL FLEX SPACE FOR LEASE

220 East 2nd St. | Sand Springs, OK

BAUER
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REALTORS®



Sand Springs, OK

PROPERTY HIGHLIGHTS **Versatile Industrial / Flex Facility in Downtown Sand Springs**

Located at 220 E. 2nd Street in Sand Springs, this 14,000 SF industrial property offers a rare combination of warehouse functionality, showroom finish, and flexible open space. The building includes multiple overhead doors, 3-phase power, offices, showroom area, and a large mezzanine overlooking the warehouse floor. The property also includes exterior parking/staging area and benefits from quick access to Highway 412 / Charles Page Boulevard and the greater Tulsa metro. Positioned within an established commercial and industrial corridor near downtown Sand Springs amenities and businesses including Harbor Freight, Sherwin-Williams Paint Store, Performance Muffler, and dining destinations such as Napoli's and Ron's Hamburgers & Chili.

- ±14,000 SF Industrial / Flex Facility
- Multiple Overhead Doors
- 3-Phase Power
- Showroom + Office Buildout
- Large Mezzanine Overlooking Warehouse Area
- Exterior Yard, Parking or Storage Area
- Convenient Access to Highway 412 / Charles Page Blvd.
- Located Near Downtown Sand Springs Commercial Corridor
- Flexible Layout for Warehouse, Manufacturing, Automotive, Recreation, or Distribution Uses
- Minutes to Downtown Tulsa



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	11,886	80,743	242,510
TOTAL HOUSEHOLDS	3,305	19,451	79,636
TOTAL POPULATION	7,951	45,241	189,942
AVERAGE HH SIZE	2.38	2.19	2.30
AVERAGE HH INCOME	\$74,521	\$78,714	\$83,227

DEMOGRAPHICS - SOURCE: ESRI 2025



5,655 Vehicles per day - E. 2nd Street
33,102 Vehicles per day - Hwy 412/Keystone Expwy

TRAFFIC COUNT - SOURCE: INCOG 2025

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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER

Cell: 918-724-5140

scooper@bauertulsa.com

www.bauertulsa.com

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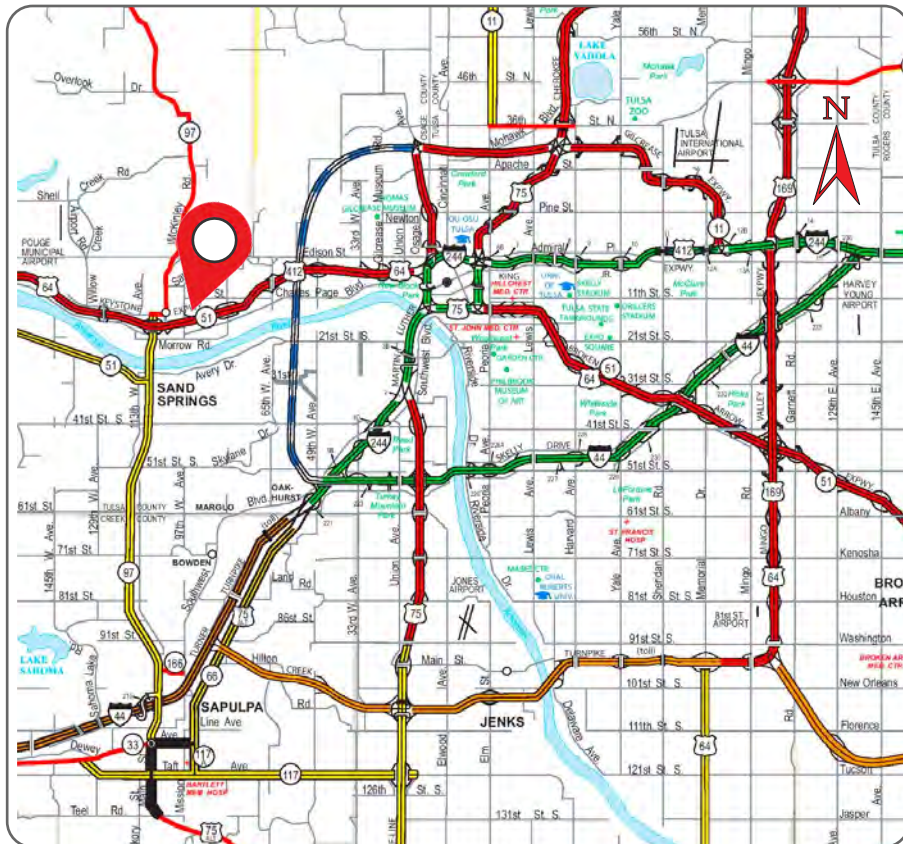
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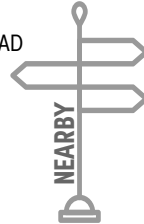
DOWNTOWN TULSA
APPROX. 7 MILES



GREATER TULSA AREA MAP



- THE SHOPS AT ADAMS ROAD
- HODEN RAMEN & SUSHI
- BILL & RUTH'S SUBS
- EL PATRON COCINA



- WALGREENS
- ARBY'S
- MAZZIO'S
- HARBOR FREIGHT



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SHEILA COOPER

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Cell: 918-724-5140

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