

Tulsa Industrial For Sale / Lease

4635 S. 100th
Avenue East
Tulsa, OK 74146

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Property Summary



Offering Summary

Sale Price:	\$700,000
Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	8,000 SF
Lot Size:	0.4 Acres
Building Size:	8,000 SF

Property Description

Functional layout suitable for light manufacturing, service users and warehousing

Convenient access to Highway 169, I-44, and major Tulsa corridors

Located within a well-established industrial submarket

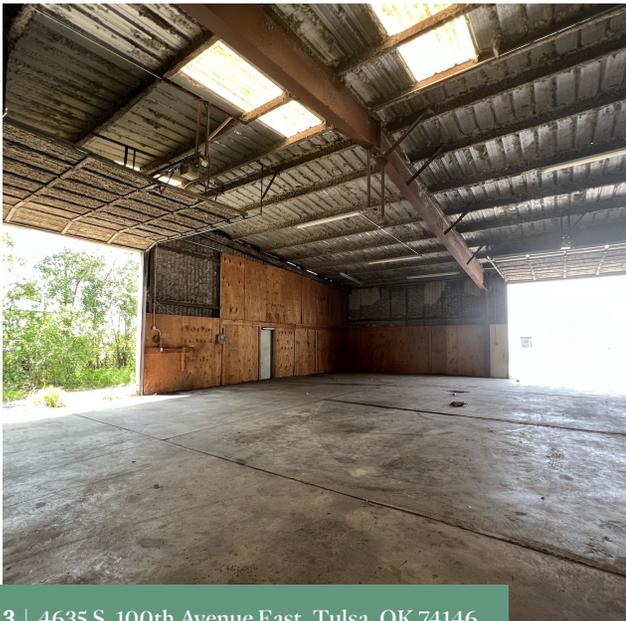
Ample on-site parking and loading capability

Ideal for owner-user or small-bay industrial investment strategy

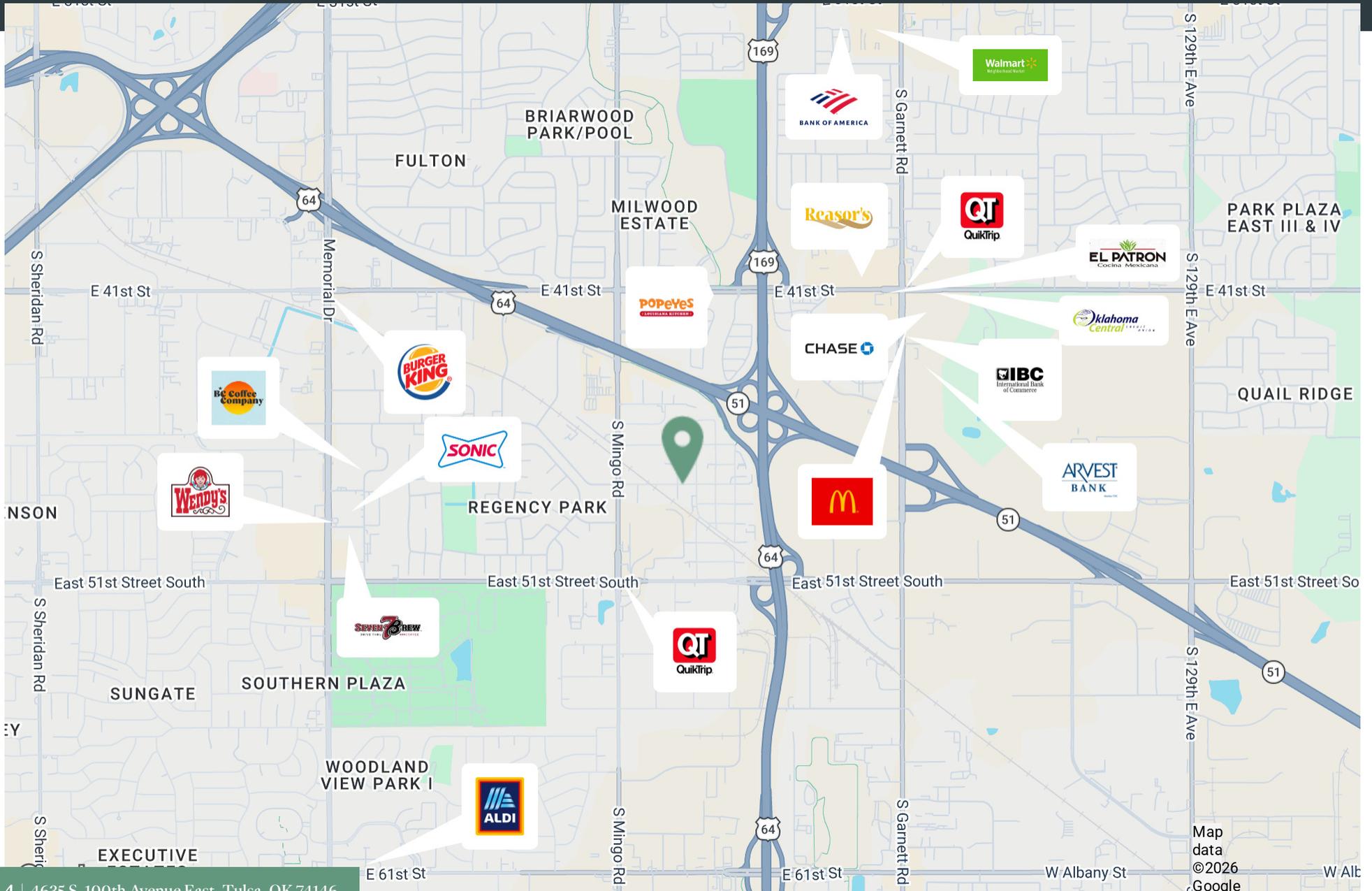
Property Highlights

- +/- 8,000 SF on 0.40 Acres
- Zoned IL FEMA Flood Zone - Zone X (Area of Minimal Hazard)
- Construction
 - o Steel with metal hybrid on concrete slab foundation
 - o Office - Two (2) story buildout with hard walled offices, open space (s) and ADA restroom. The first floor is +/- 1,280 SF, with an additional +/- 640 SF upstairs, all fully climate controlled.
 - o Mezzanine Storage
- Power - 240v, 3phase power
- Building Height - 14' to the Eaves, 16' to the Center
- Loading - Three (3) 14' grade level doors
- Parking - 20+ striped parking spots
- Miscellaneous - The warehouse is heated with two (2) suspended gas heaters, and has one (1) ADA restroom. The building has a wired security system.

Additional Photos



Location Map

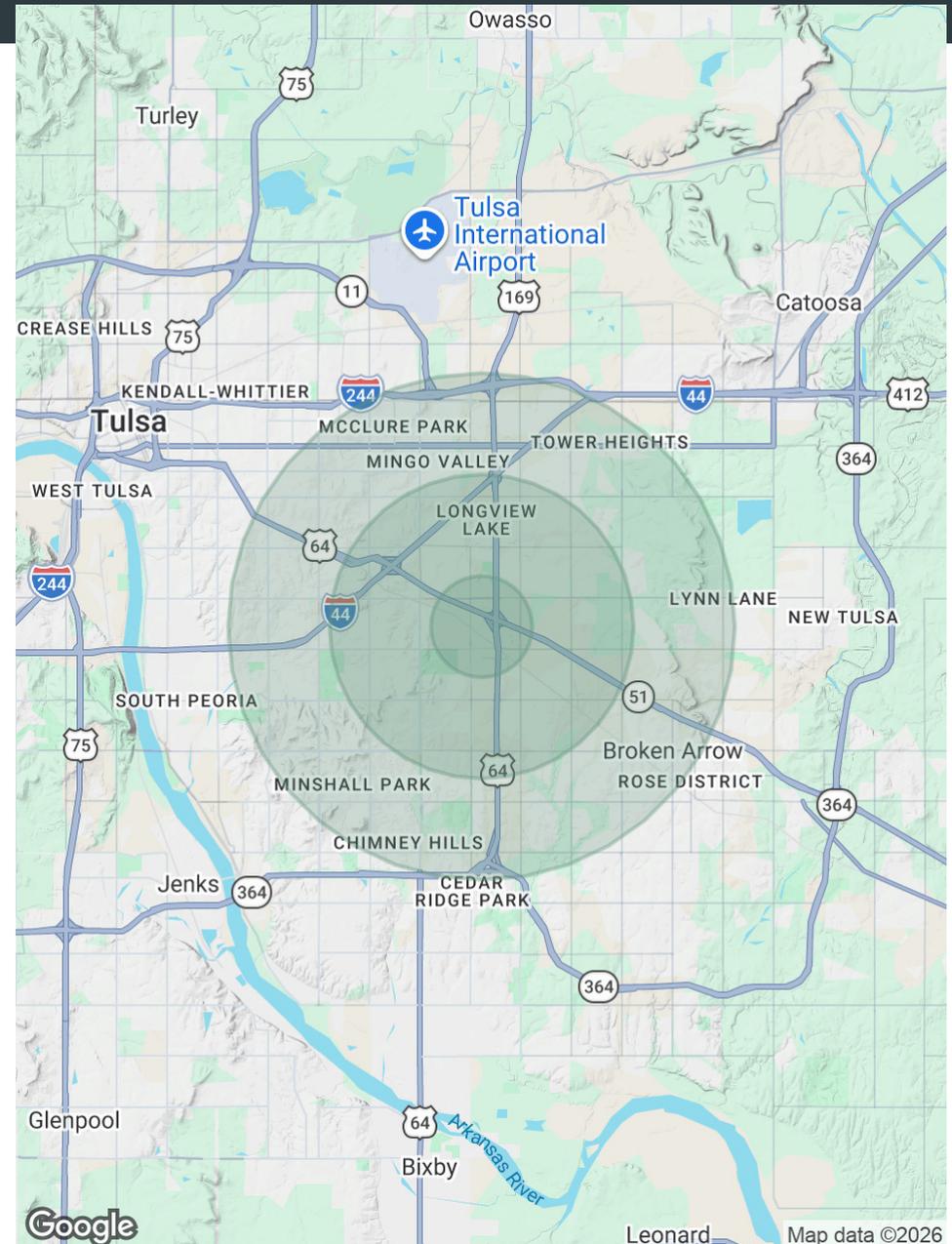


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	6,599	85,110	225,054
Average Age	29.2	34.4	35.7
Average Age (Male)	28.5	32.7	34.1
Average Age (Female)	29.4	35.8	37.1

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,727	35,855	93,608
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$39,745	\$51,513	\$59,352
Average House Value	\$96,056	\$113,749	\$140,326

2020 American Community Survey (ACS)



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