



# Tulsa Industrial For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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4148 S 70th E Ave,  
Tulsa, OK 74145

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4148 South 70th East Avenue, Tulsa, OK 74145

Property Summary



## PROPERTY DESCRIPTION

Built in 1970. Recently Renovated in 2024. Fenced-in yard.

## PROPERTY HIGHLIGHTS

- New office remodel – 2024
- 7 offices built out
- 2 restrooms
- New lighting
- New flooring

## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,456 SF

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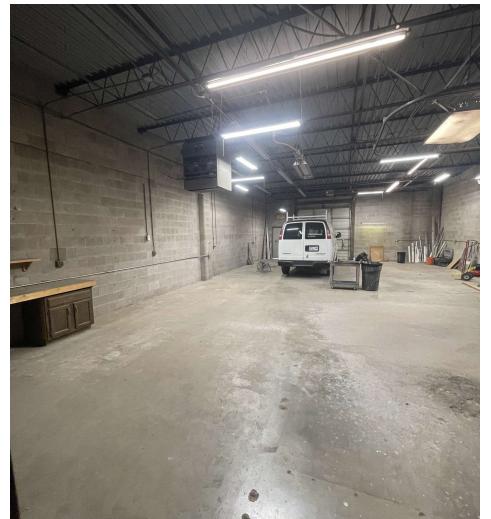
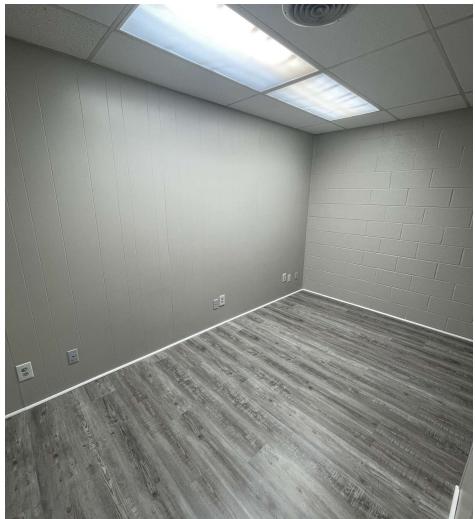
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[Additional Photos](#)



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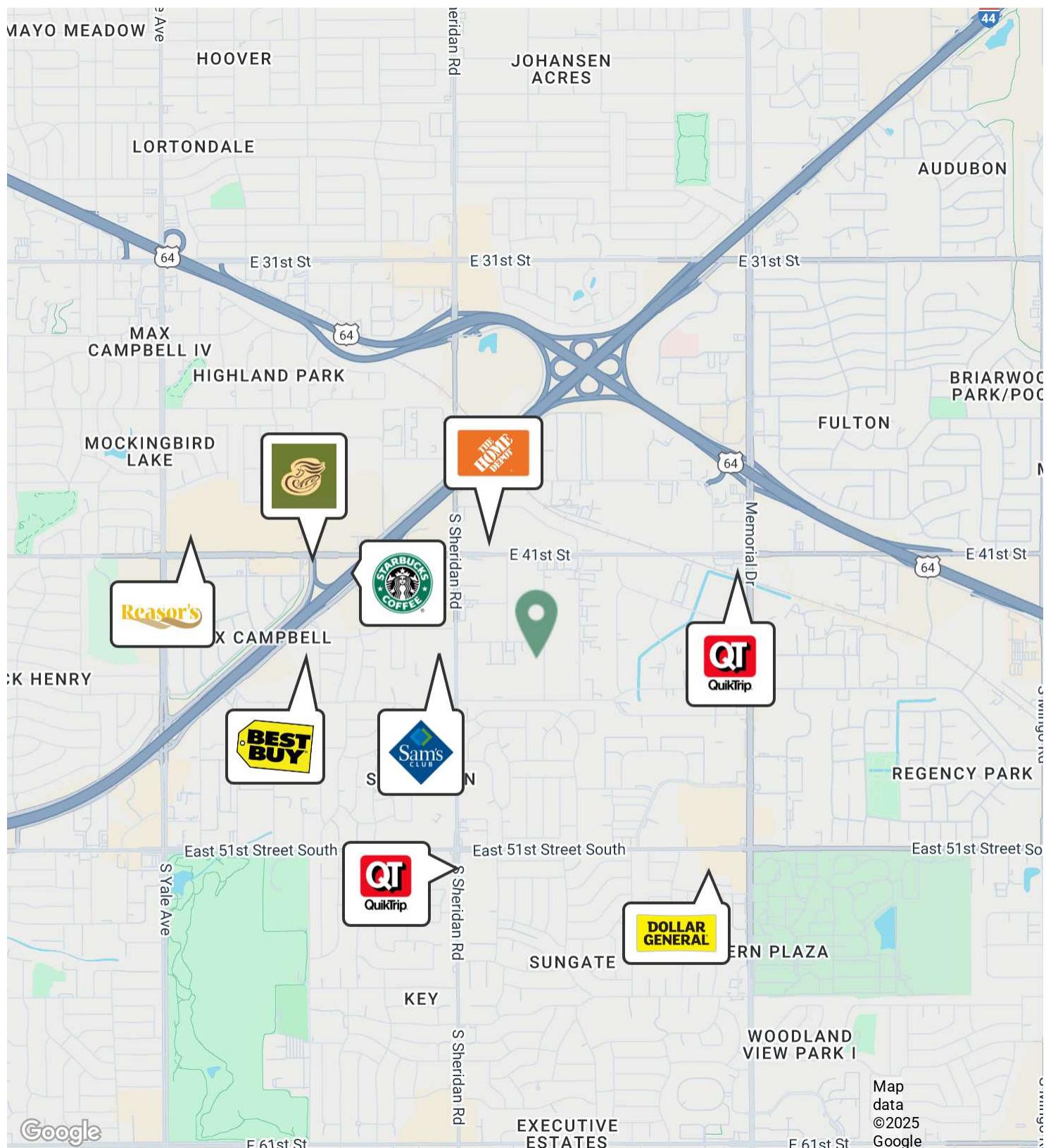
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Location Map



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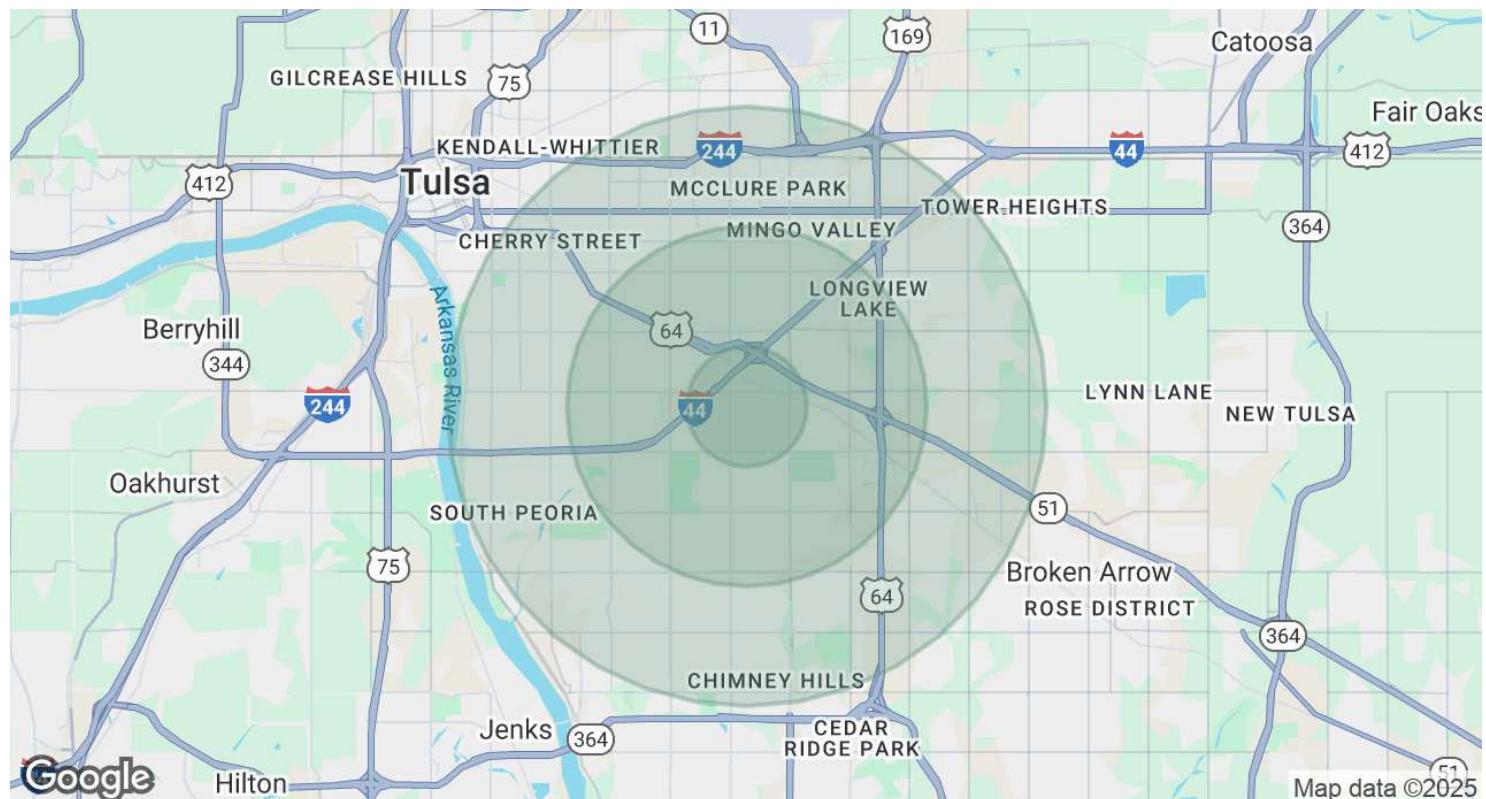
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,574	88,930	263,332
Average Age	38	41	39
Average Age (Male)	37	39	38
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,734	39,664	112,397
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$73,430	\$77,626	\$84,059
Average House Value	\$178,138	\$228,308	\$255,365

Demographics data derived from AlphaMap

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