

# Tulsa Industrial For Sale / Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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4250 S 76th E Ave,  
Tulsa, OK 74145

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4250 South 76th East Avenue,  
Tulsa, OK 74145

## Property Summary



## PROPERTY DESCRIPTION

### Building & Site:

+/- 26,904 SF  
+/- 2.21 acres  
Zoned IL  
FEMA Flood Zone X (Area of Minimal Flood Hazard)

### Construction:

Built in 1969, remodeled in 2023  
Reinforced Concrete/Masonry exterior, concrete slab foundation  
Ceiling Height: 14'  
Roof: TPO  
Wet Fire Suppression System (Viking)  
Three (3) Ton Bridge Crane  
LED Lighting

### Power/HVAC:

480v, 3Phase, 600amp service  
Eight (8) rooftop package units for Office Buildout  
Warehouse Exhaust Fans  
Three (3) Suspended Gas Heaters

## OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	\$11.25 SF/yr (NNN)
Building Size:	+/- 26,904 SF
Property Size:	+/- 2.21 acres

### Loading:

One (1) 8' grade level door  
Two (2) 12' grade level doors  
Two (2) 8' dock high doors

### Office:

Hard Walled Offices, Executive Offices, Conference Rooms, Breakroom, & ADA Restrooms

### Parking:

Up to 63 parking spaces

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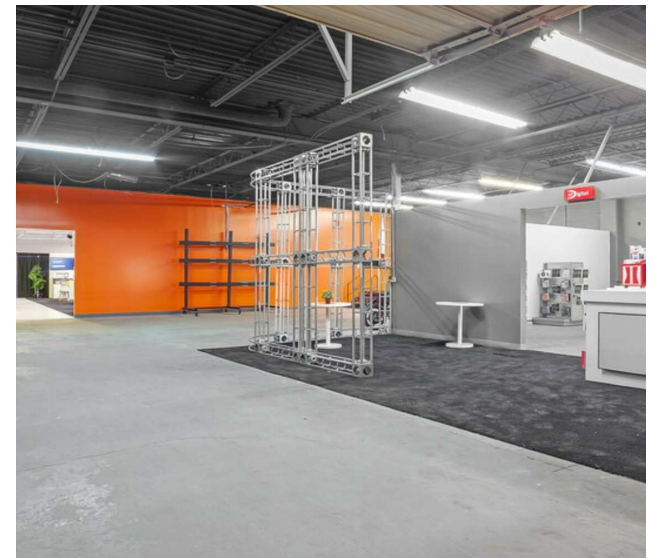
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Additional Photos



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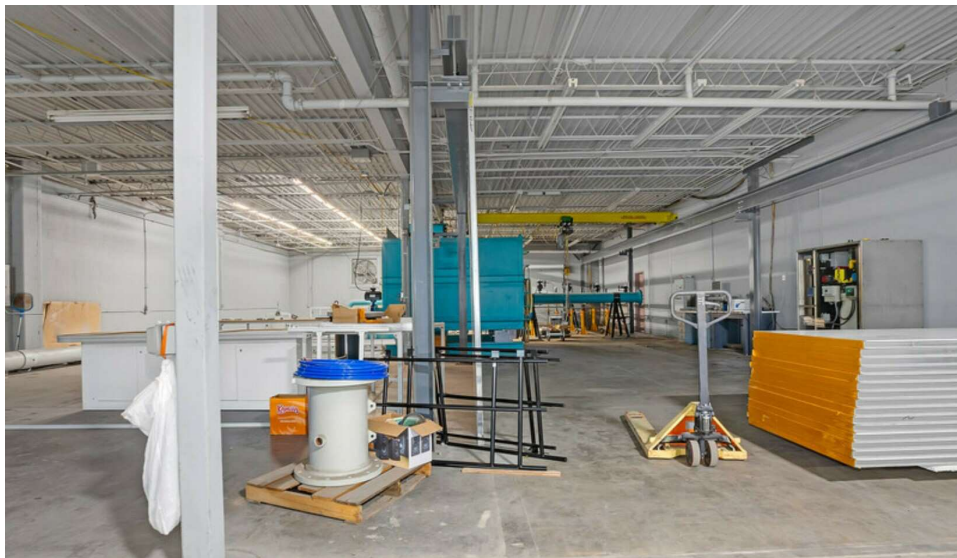
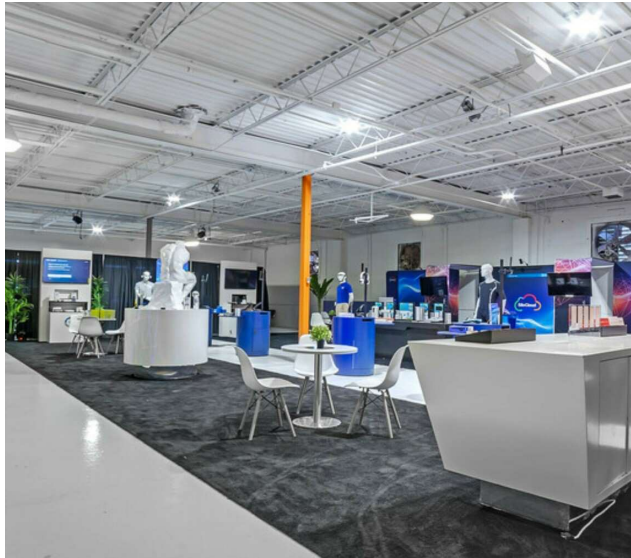
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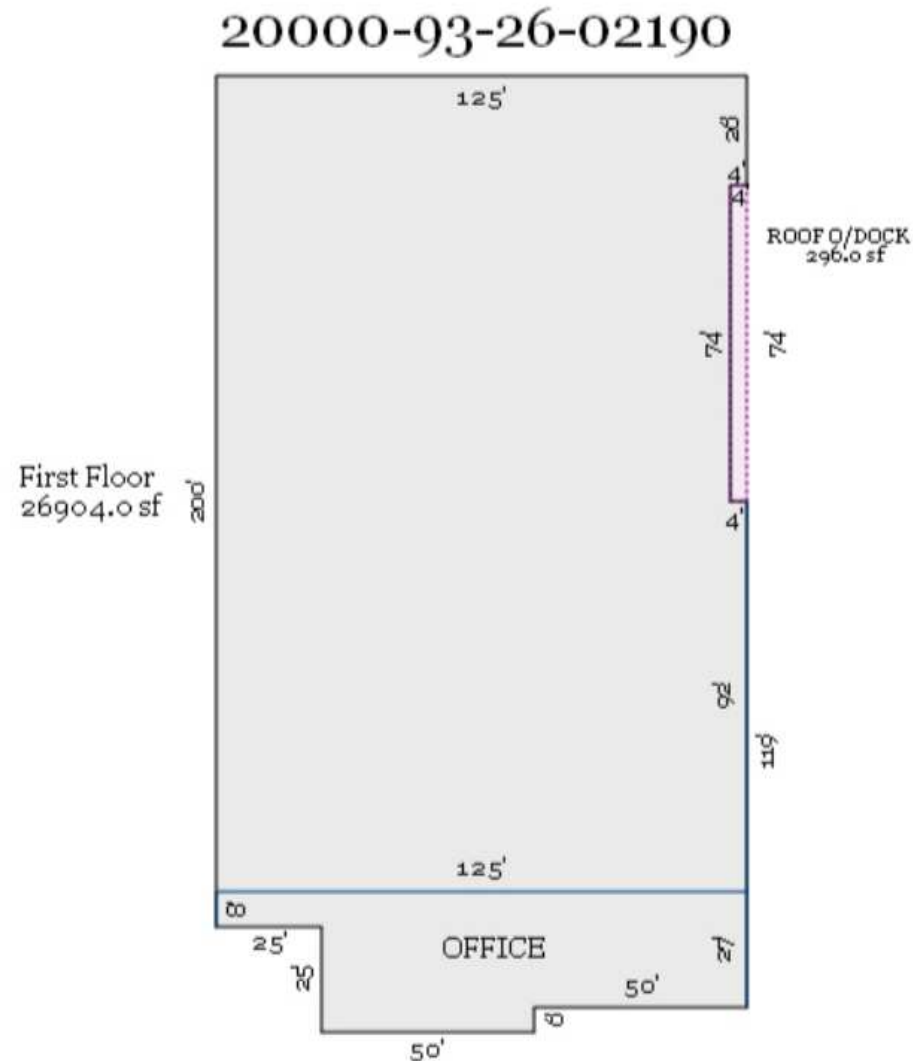
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Property Dimensions



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Property Map



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Location Map



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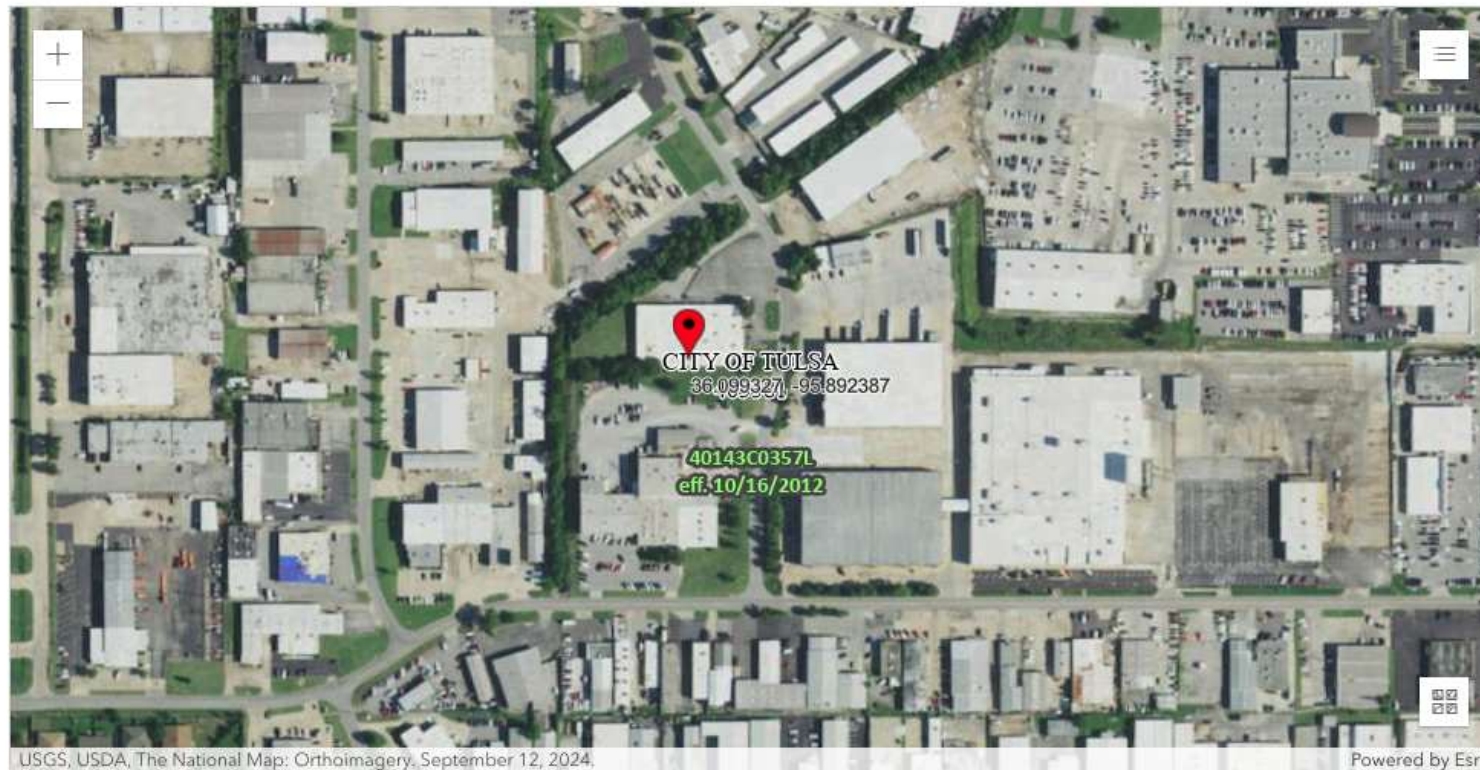
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FEMA Flood Map



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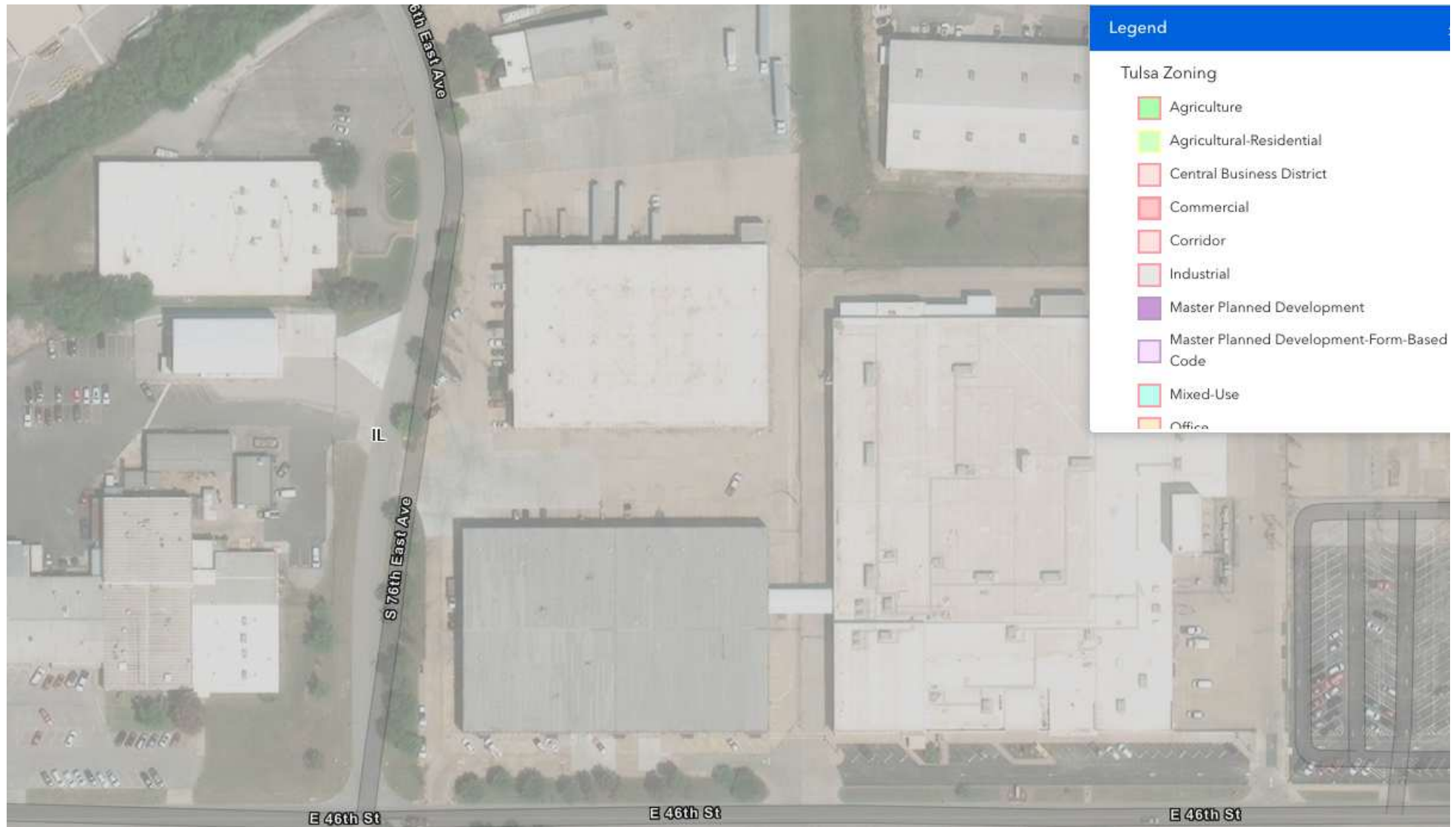
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Zoning Map



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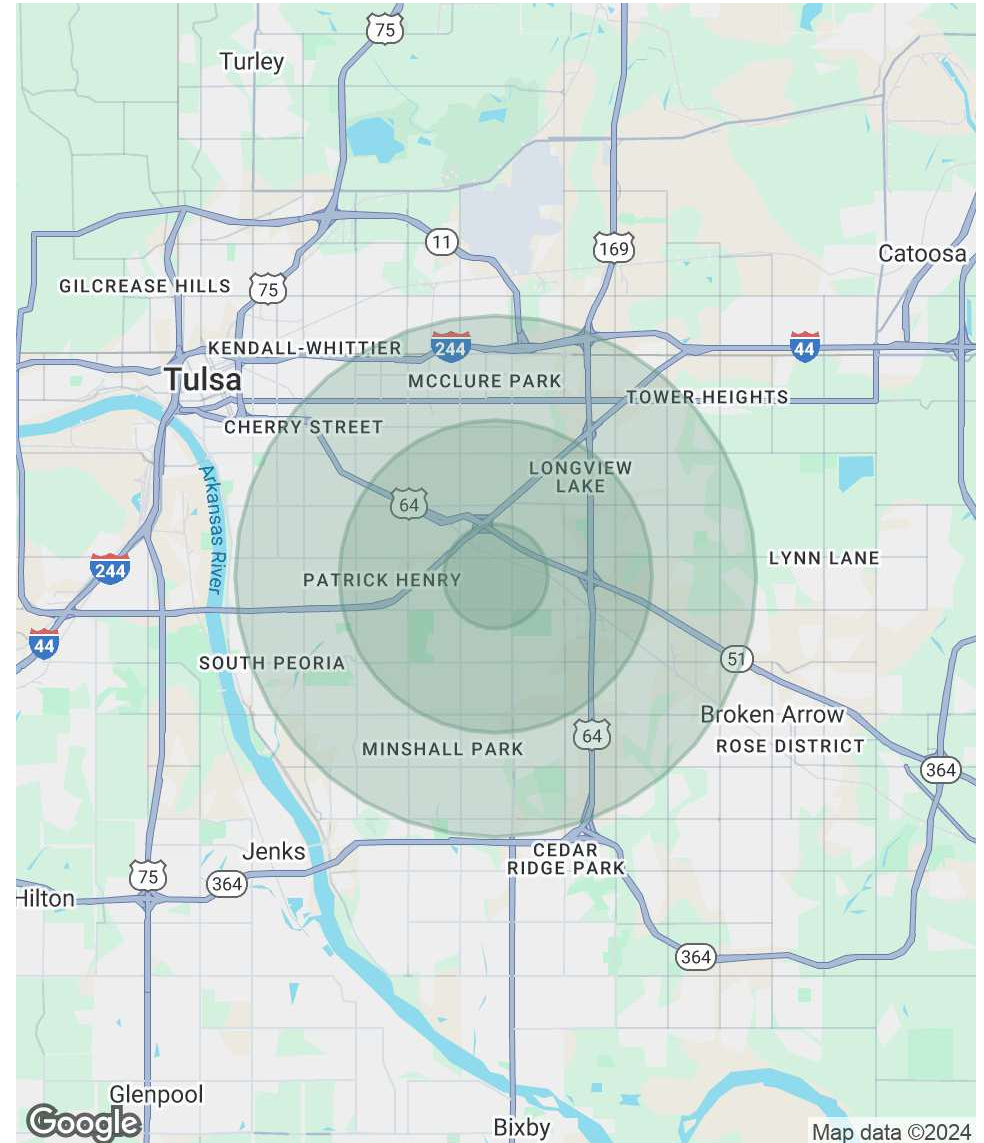
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,568	95,418	255,843
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,631	41,424	108,411
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$73,811	\$73,637	\$86,181
Average House Value	\$172,335	\$210,006	\$254,210

Demographics data derived from AlphaMap



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Meet the Team



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