

Tulsa Industrial For Sale

7656 E 46th St,
Tulsa, OK 74145

Neil Dailey, SIOR
Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Kalvin Burghoff
Vice President
832.689.7095
kburghoff@mcgrawcp.com

Dakota Brasher
Sales Associate
918.948.5778
dbrasher@mcgrawcp.com

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Property Summary



Property Description

Located off of 46th and Memorial, this fully remodeled industrial building sits in a highly sought-after corridor. With a brand-new roof, HVAC, electrical, lighting, and interior, this property offers many of the advantages of new construction without the wait. Owner-User seeking a property with long-term value, this building is positioned perfectly for immediate use.

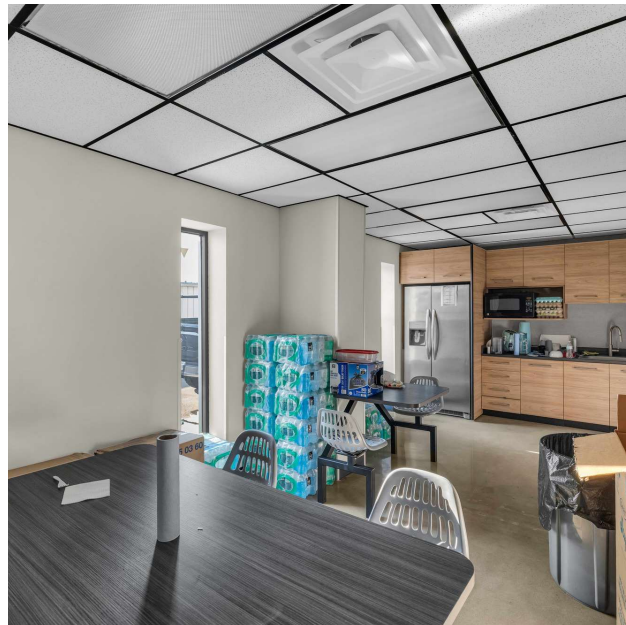
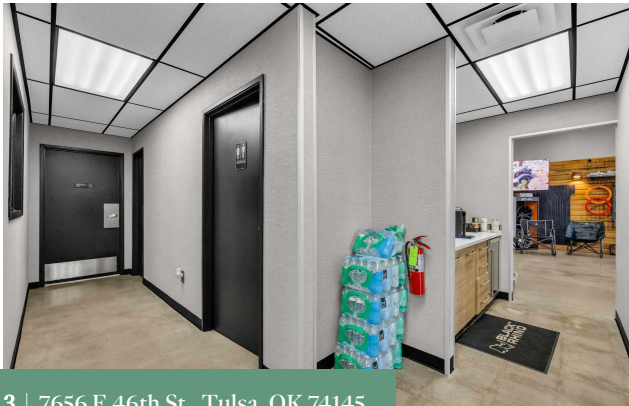
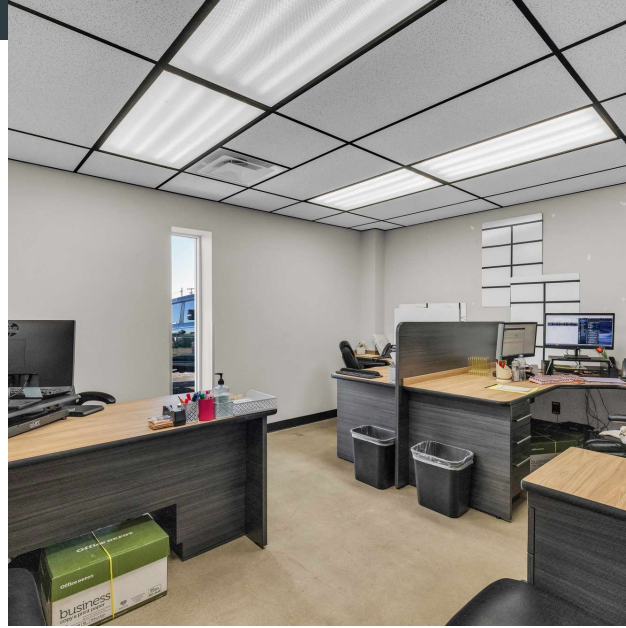
Offering Summary

Sale Price:	\$1,300,000
Building Size:	9,130 SF
Land Area:	+/- .46 Acres
Zoning:	Industrial Light
FEMA Flood Zone:	Zone X (Area of Minimal Hazard)

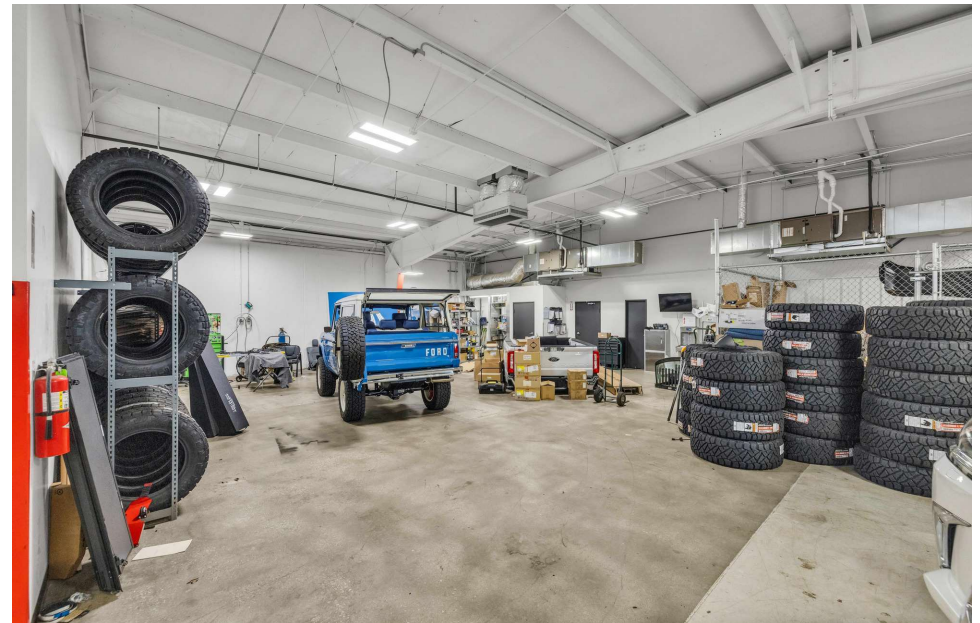
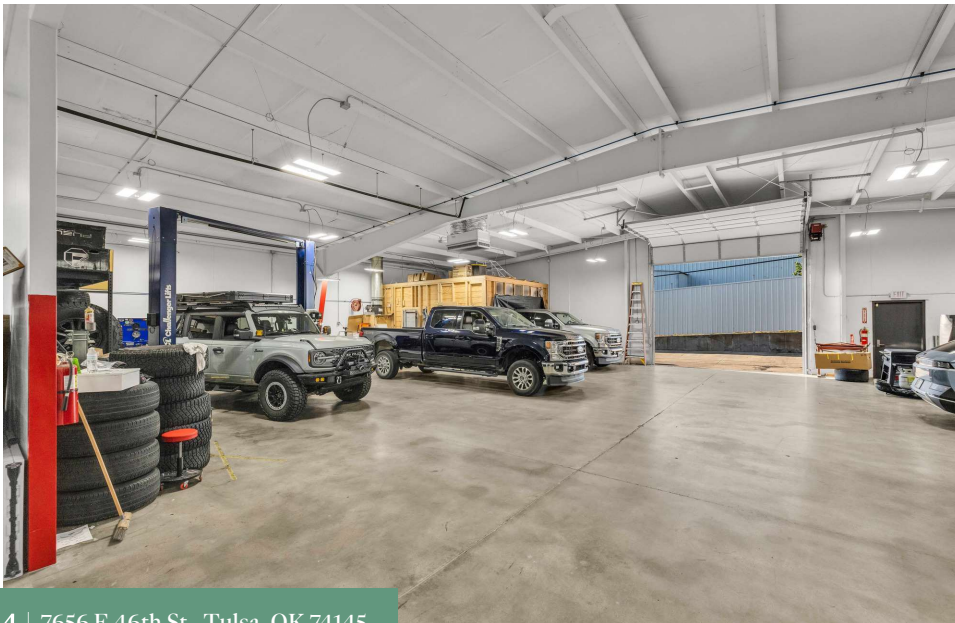
Property Highlights

- Building: +/- 9,130 SF on .46 Acres, Zoned IL
- Concrete Tilt-Up with Steel frame, concrete slab foundation, metal roof, LED lighting
- Electric - 240v, 3Phase. All brand new wiring throughout
- Clear Height - 12' to the eaves, 14' to the center
- HVAC - Fully climate controlled throughout, including two (2) units for office and four (4) rooftop package units in the warehouse
- Loading - Two (2) 12' grade level and one (1) 8' grade level
- Parking - 13 paved parking spots
- Fully fenced Perimeter
- Built-in security system (interior and exterior)

Additional Photos

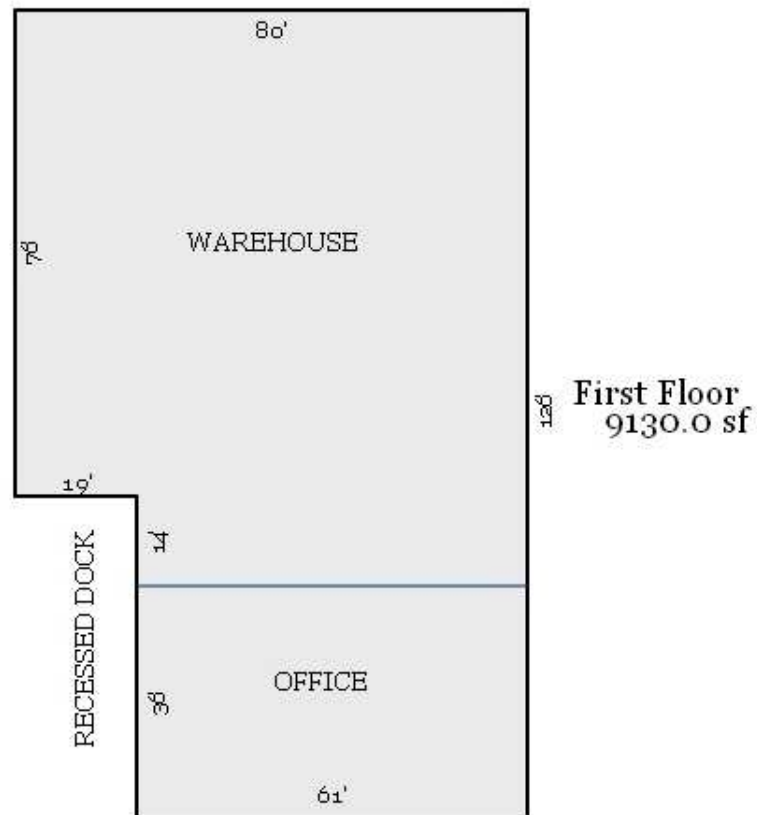


Additional Photos

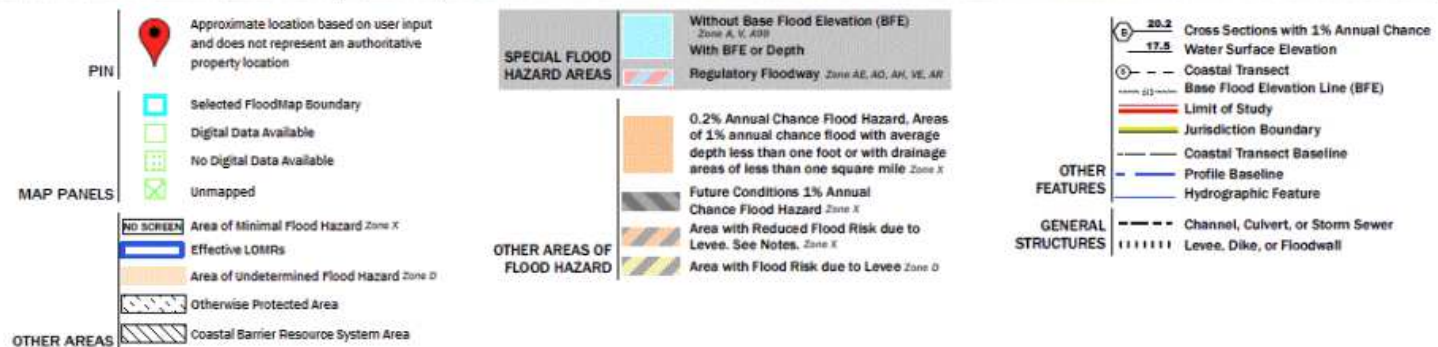


Floor Plan

20000-93-26-02540



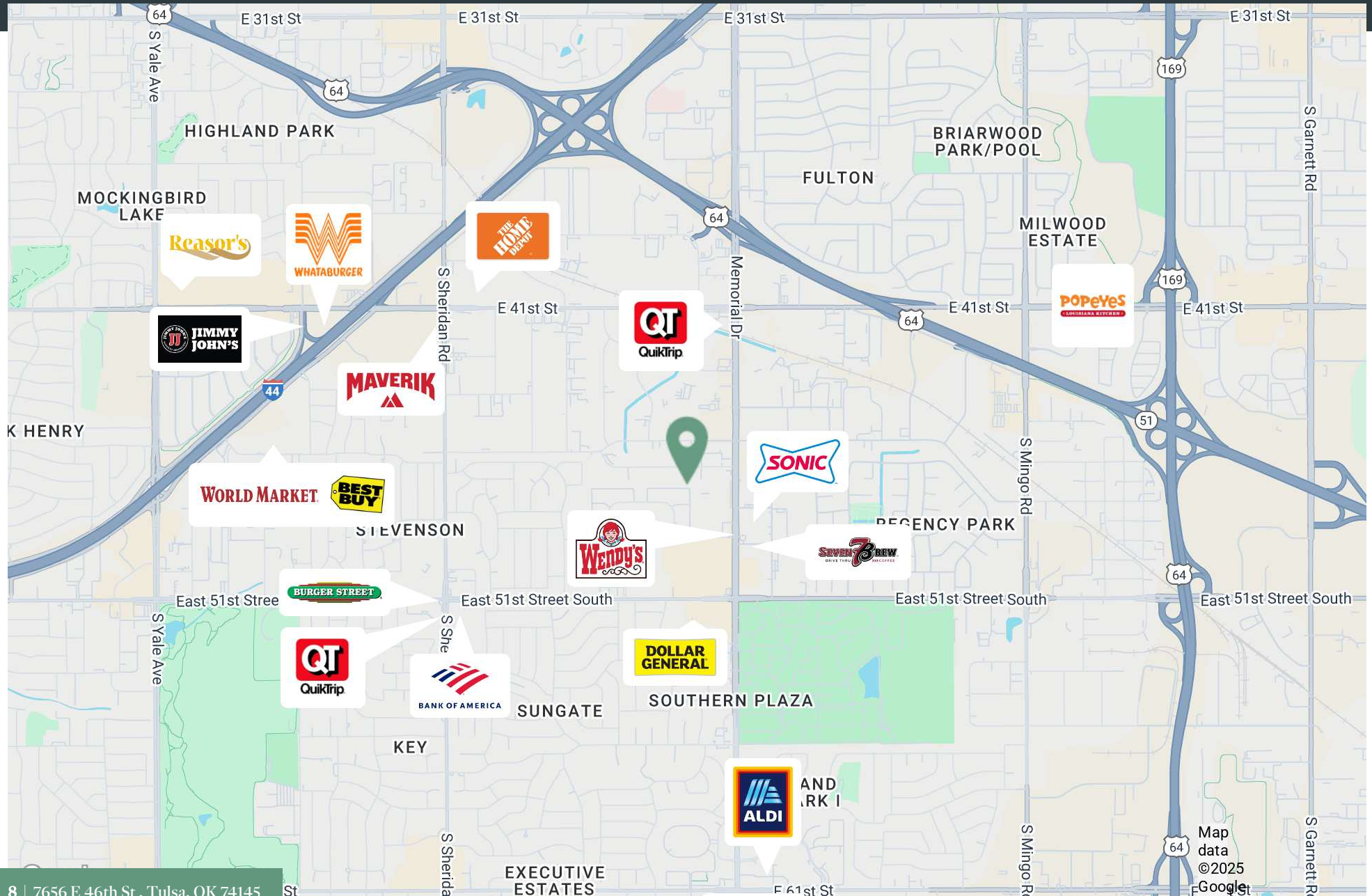
FEMA Flood Map



Zoning Map



Location Map

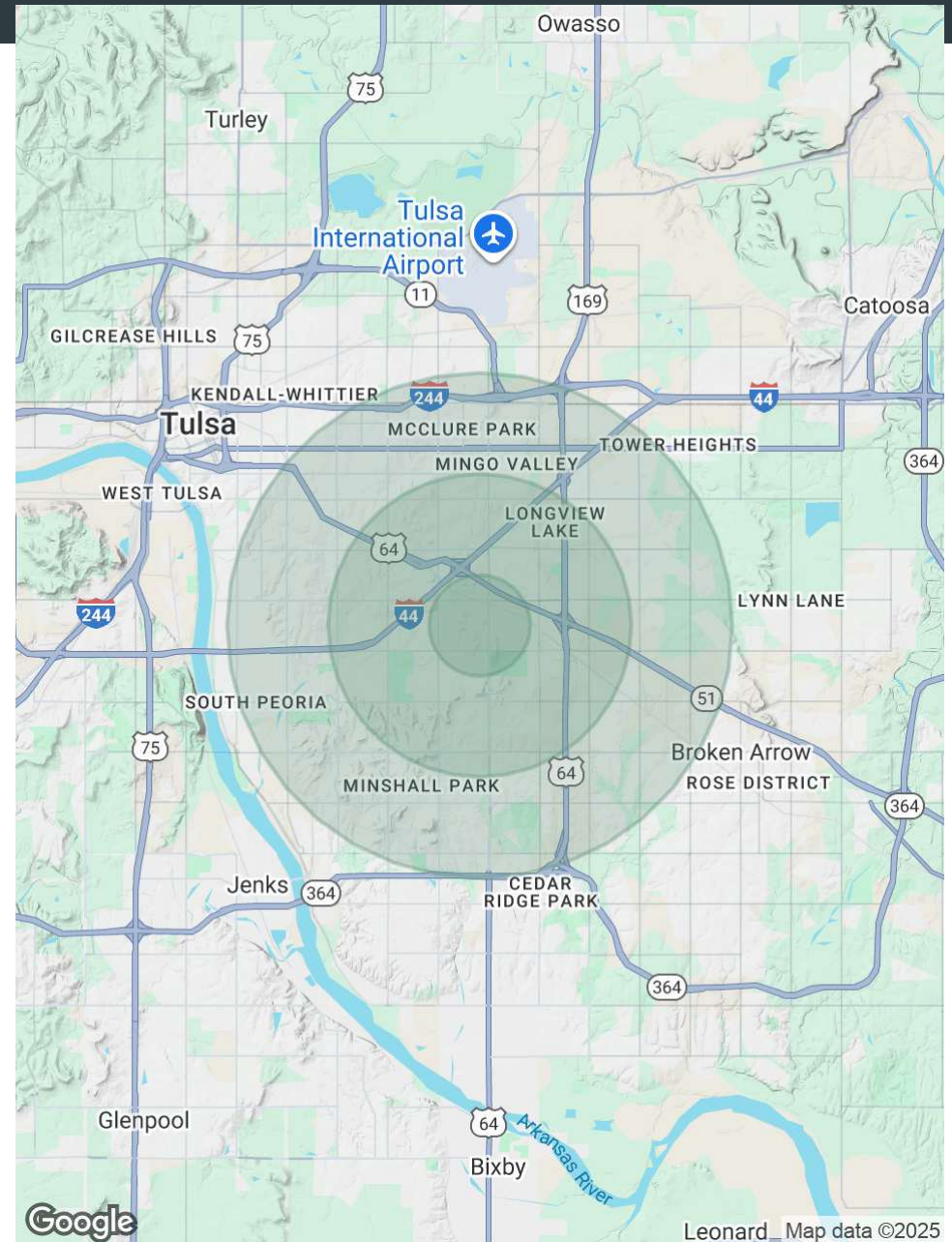


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	10,016	89,617	246,347
Average Age	34.5	37.8	37.0
Average Age (Male)	32.8	35.7	35.0
Average Age (Female)	35.8	39.5	38.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,336	39,715	105,819
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$48,974	\$54,426	\$62,576
Average House Value	\$96,182	\$133,309	\$172,956

2020 American Community Survey (ACS)



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MCP - McGraw Commercial Properties
4105 S. Rockford Ave.
Tulsa, OK 74105
mcgrawcp.com

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