

# Bixby Industrial For Sale & Lease

## Bixby Trade Center

15120 S. 77th E. Ave,  
Bixby, OK 74133

### Neil Dailey, SIOR

Executive Vice President  
918.853.7337  
ndailey@mcgrawcp.com

### Dakota Brasher

Senior Associate  
918.948.5778  
dbrasher@mcgrawcp.com

### Kalvin Burghoff

Vice President  
832.689.7095  
kburghoff@mcgrawcp.com

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# Property Summary



## Property Highlights

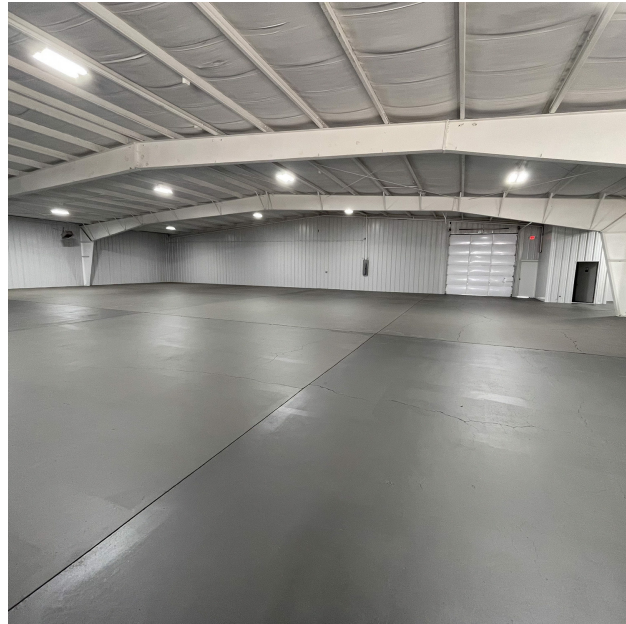
- **Construction:** Steel frame structure w/metal hybrid, insulated panels throughout. Situated on a concrete slab.
- **Office:** +/- 450 SF, with two (2) dedicated offices, one (1) restroom and a utility closet
- **Ceiling Height:** 13' to the Eaves
- **Loading:** Six (6) total OH doors, two (2) 10' grade level and four (4) 12' grade level.
- **Parking:** 17 concrete striped employee spaces
- **Miscellaneous:** Warehouse is heated, sprinkled, and has LED lighting. Additionally, two (2) restrooms.

## Offering Summary

Sale Price:	\$1,550,000
Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	19,000 SF
Lot Size:	0.44 Acres
Building Size:	19,000 SF
Zoning:	IL

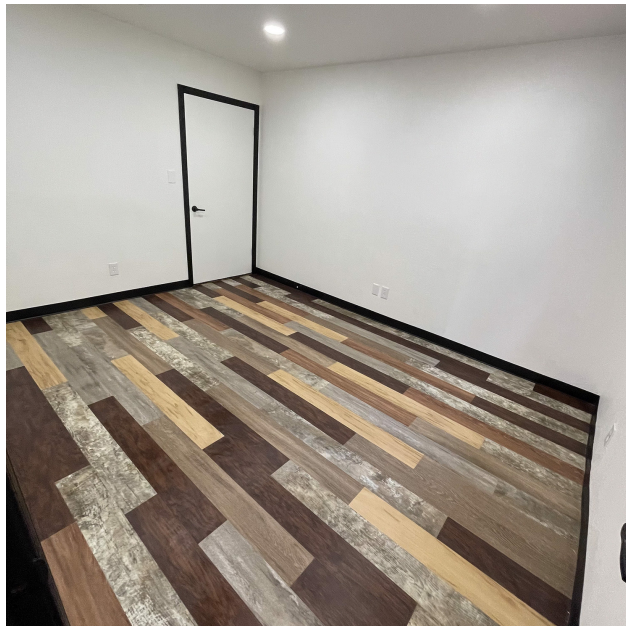


# Additional Photos



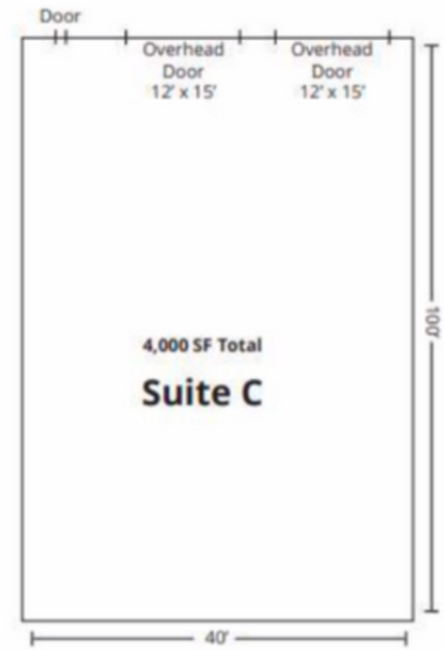
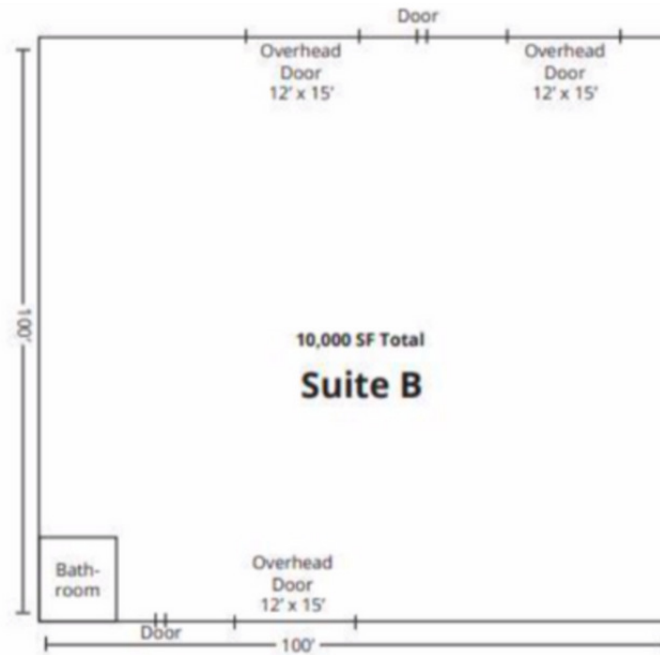
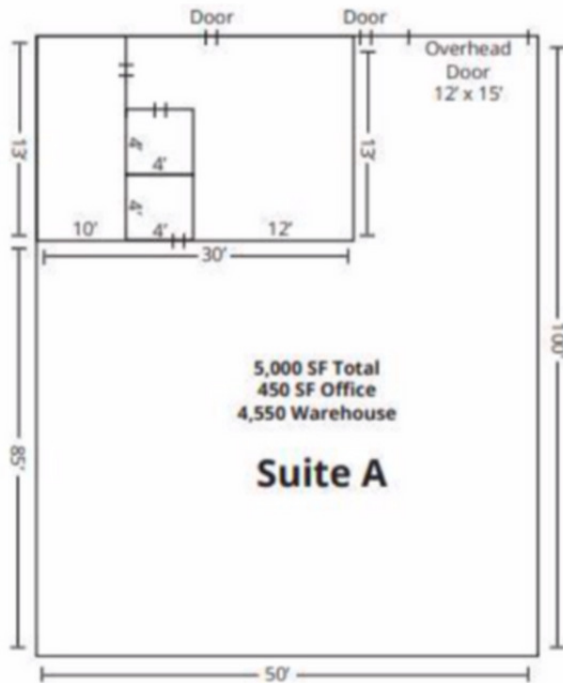


# Additional Photos





# Floor Plans







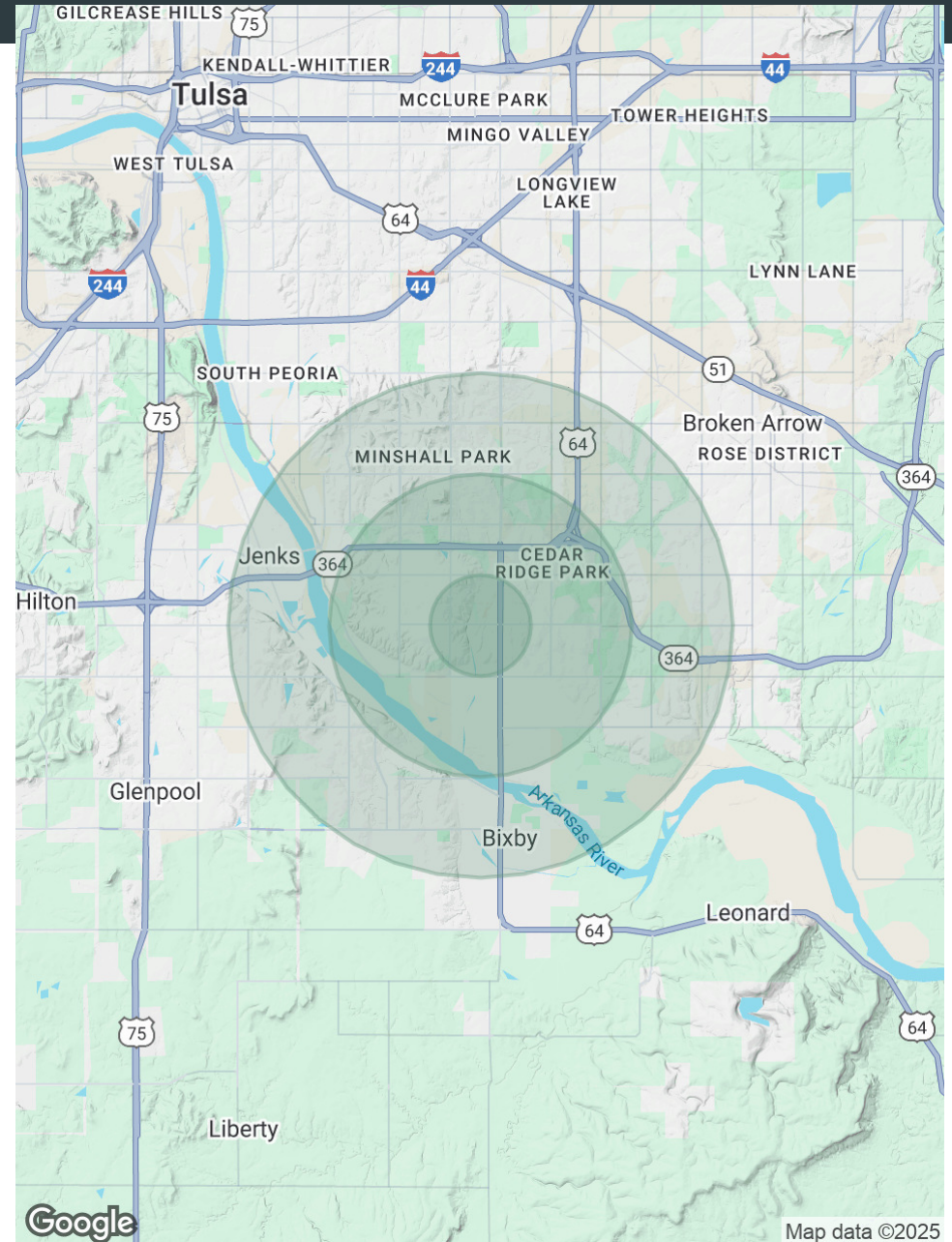


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,942	60,148	161,246
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,952	22,857	63,515
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$154,496	\$146,718	\$121,141
Average House Value	\$512,368	\$439,349	\$357,677

Demographics data derived from AlphaMap





# Contact

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Vice President  
832.689.7095  
kburghoff@mcgrawcp.com

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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

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