



# Tulsa Industrial For Lease

**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES

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8531 East 44th Street,  
Tulsa, OK 74145

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Property Summary

## PROPERTY HIGHLIGHTS

### Construction:

- Steel Frame/Metal Siding with concrete slab foundation

### Loading:

- Five (5) grade level doors – 16x16

### Ceiling Height:

- 27'8" to the center

### Power:

- Heavy Power – 480v, 3phase, 2000 KVA
- Multiple transformers and panels throughout

### Sprinkler:

- 6" Dry System, fully sprinkled throughout the building.

### Heating/Air-Conditioning:

- Main warehouse (+/- 50,000 SF) and Office are fully climate controlled
- Five (5) package units in warehouse
- Five (5) suspended gas heaters
- Four (4) Enviro-north HVLS Fans

### Office:

- South West Office – 17 hard-walled offices, 1 conference room.
- South East Office – 10 hard-walled offices, 1 conference room, 1 breakroom, 1 storage room.

### Restrooms:

- South West Office – 4 Men's & Women's ADA restrooms
- South East Office – 5 men's ADA Restrooms, 3 women's ADA restrooms

OFFERING SUMMARY	
Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	~77,364 SF
Office:	~12,762 SF
Warehouse/Manufacturing:	~64,605 SF
Lot Size:	3.74 Acres
Parking:	50 Spaces

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[Additional Photos](#)



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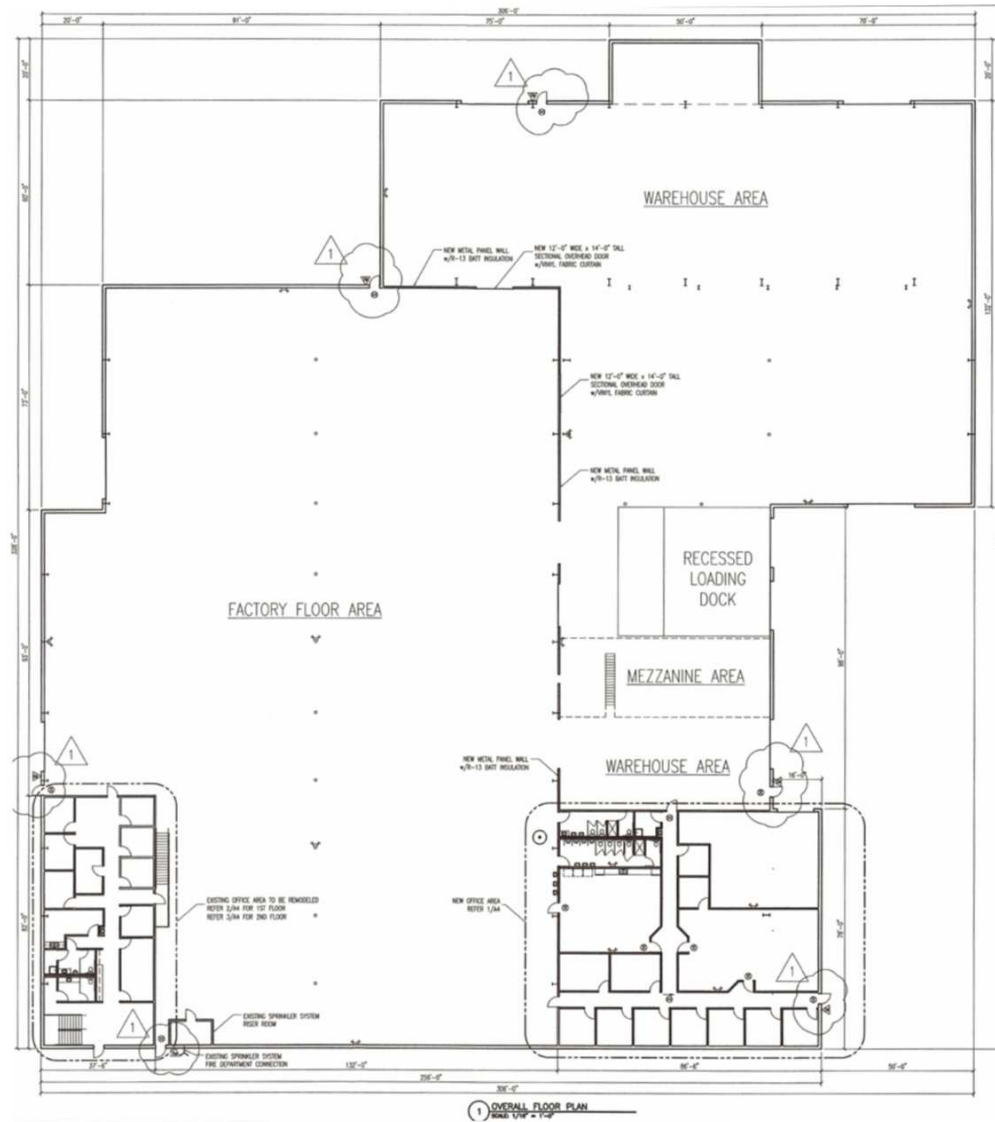
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Floor Plan



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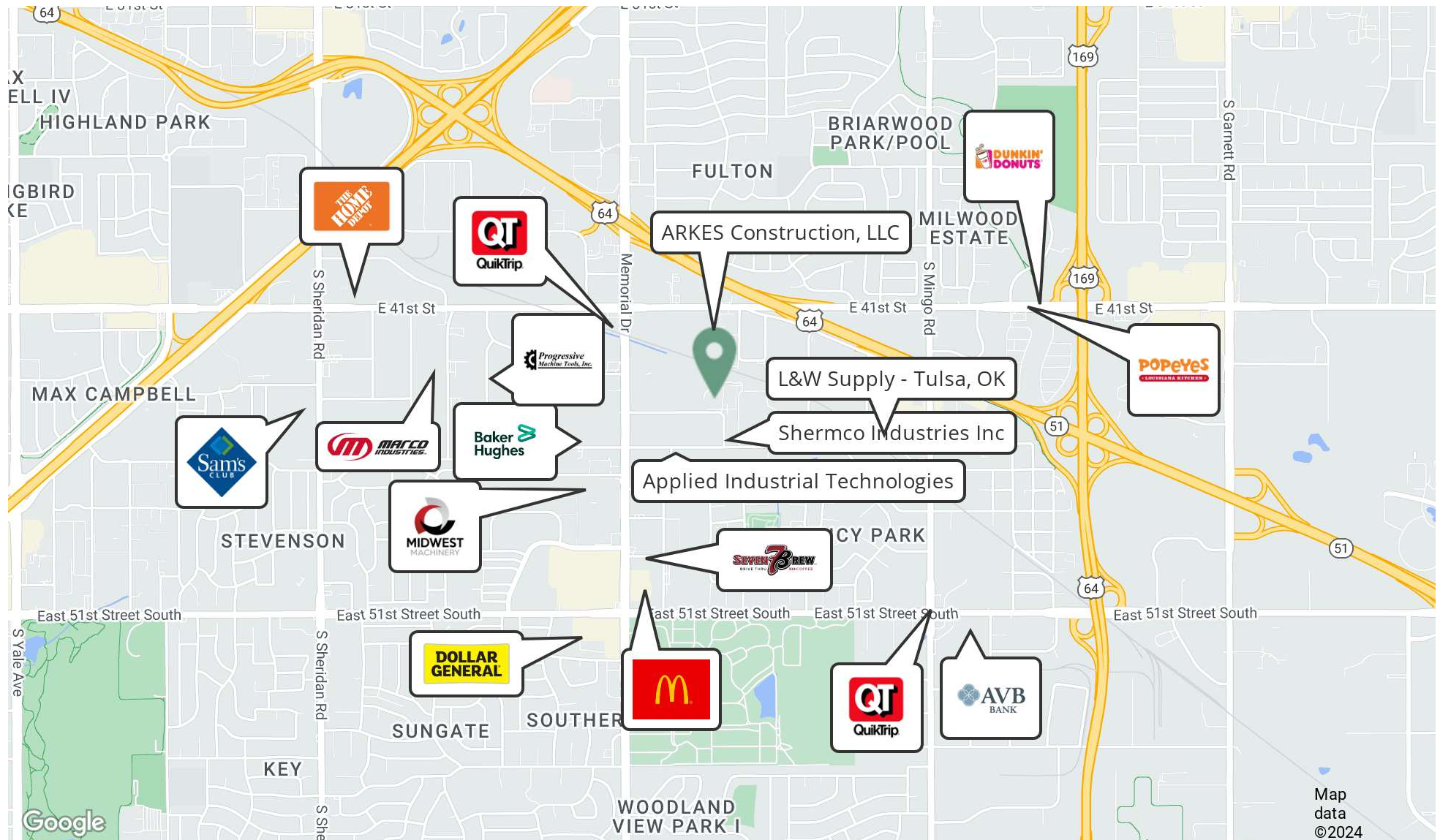
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Location Map



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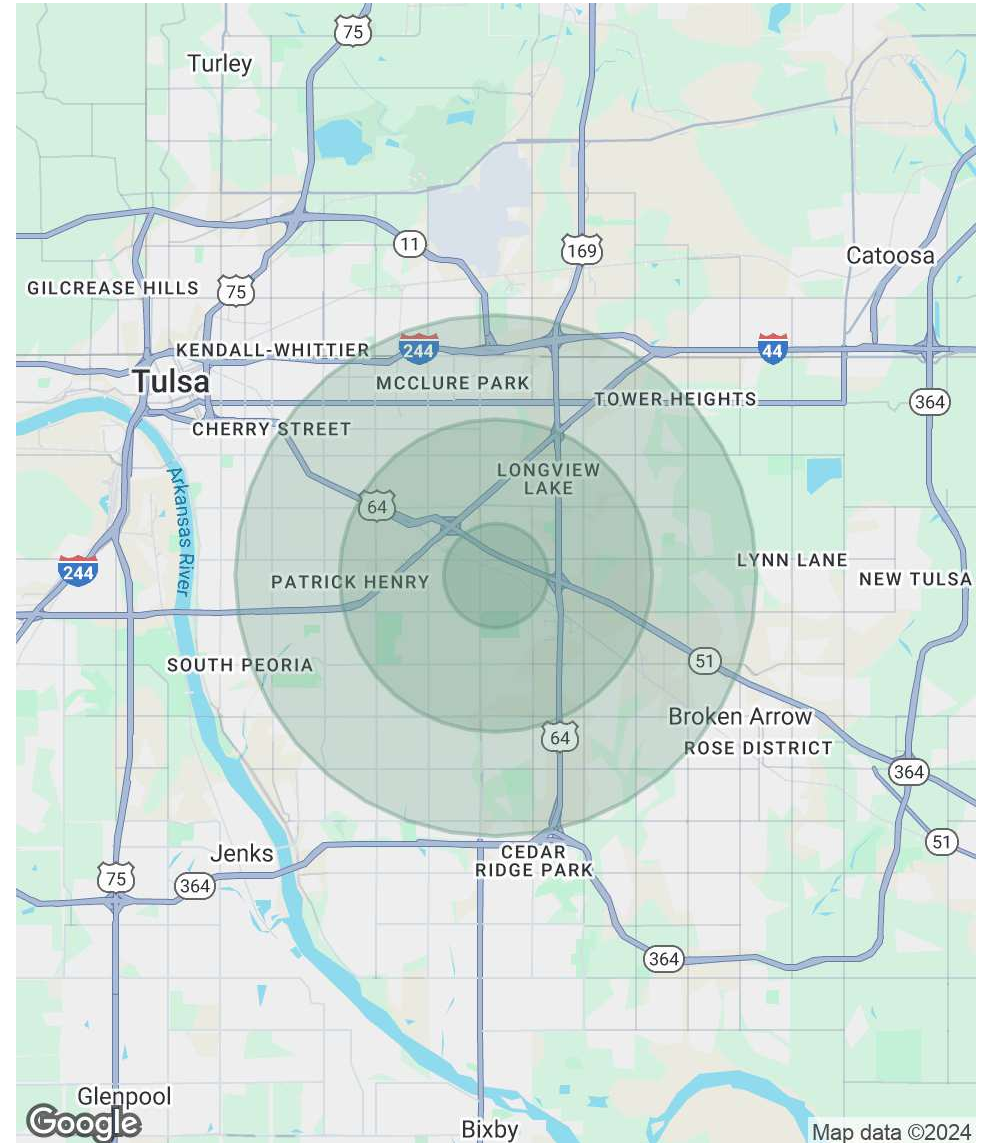
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## Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,883	93,226	244,930
Average Age	36	38	40
Average Age (Male)	35	37	38
Average Age (Female)	37	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,592	38,786	103,319
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$62,053	\$69,908	\$86,104
Average House Value	\$162,497	\$195,067	\$253,959

Demographics data derived from AlphaMap



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Meet the Team



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