



1402 S 69th East Ave, Tulsa, OK 74126

FOR SALE

NON-ENDORSEMENT OVERVIEW

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Property Overview

An exceptional opportunity to acquire a single-tenant industrial investment leased to PCC Aerostructures, a subsidiary of Precision Castparts Corp. (a Berkshire Hathaway company). The tenant has occupied the property since 2008, with a lease in place through July 2028.

The **±82,332 SF** facility sits on **±5.40 acres** of land with 9 grade-level doors and strong utility infrastructure. The property benefits from long-term income stability, high-credit tenancy, and a location within one of Tulsa's key industrial corridors.

HIGHLIGHTS

- ◆ Single-tenant investment with long-standing, nationally backed tenant
- ◆ Leased to PCC Aerostructures, a Berkshire Hathaway company subsidiary
- ◆ Secure income through mid-2028.
- ◆ Functional building layout with expansion potential
- ◆ Strategic Tulsa location with access to major highways and workforce





Property Details

Building Size: 82,332 SF

Lot Size: ±235,224 SF (5.40 AC)

Year Built / Renovated: 1970

Zoning: IM – Industrial

APN: 37875-93-11-10380 | Block-12

Drive-In Doors: 9 total (8' W x 12' H)

Occupancy: 100% Leased to PCC Aerostructures

Lease Expiration: 7/31/2028

PURCHASE INFORMATION

Price: \$6,250,000

Current CAP Rate: 7.88%

Net Operating Income (NOI): \$492,744

Building Price Per SF: \$76

Land Price Per SF: \$27

TENANT OVERVIEW

PCC Aerostructures

PCC Aerostructures is a division of Precision Castparts Corp., a global manufacturer of complex metal components and products serving aerospace, power generation, and general industrial markets. Headquartered in Portland, Oregon, PCC operates over 150 facilities worldwide.

PCC Aerostructures specializes in precision-engineered structural assemblies and components for commercial and military aircraft, and its long-term occupancy at this Tulsa facility underscores its operational importance. In 2016, PCC was acquired by Berkshire Hathaway Inc., adding financial strength and stability to its credit profile.

The Tulsa location supports critical aerospace manufacturing and has been in continuous operation by PCC since 2005, making this investment a proven and reliable income-producing asset.



Rent Roll

Current Rent Roll												
Suite	Tenant	RBA	% of RBA	Rent / SF		Monthly Rent	Annual Rent	Reimbursement	Total Rent	Lease Start	Lease End	Walt
A	PCC Aerostructures	82,332	100%	\$ 0.50	\$ 5.98	\$ 41,062	\$ 492,744	\$ 197,597	\$ 690,341	8/1/2008	7/31/2028	2.83
Total		82,332	100%			\$ 41,062	\$ 492,744	\$ 197,597	\$ 690,341			2.83



Investment Summary

Purchase Information

Price	\$6,250,000	
Down Payment	\$1,875,000	30%
Current CAP Rate	7.88%	

Property Information

Year Built / Renovated	1970
Building Square Footage	82,332
Lot Size (AC)	5.40
Lot Size (SF)	235,224
Building Price Per FT	\$ 76
Land Price Per FT	\$ 27

Proposed Financing

Loan Amount	\$ 4,375,000
Loan To Value (LTV)	70%
Interest Rate	6.500%
Years Amortized	25
Monthly Payment	\$ 29,889
Annual Payment	\$ 358,669

Operating Data

Current Operating Data	Annual		
Base Rent	\$ 492,744		
Reimbursement	\$ 197,597		
Total Income	\$ 690,341		
Vacancy	\$ -		
Estimated Gross Income (EGI)	\$ 690,341		
Total Expenses	\$ (197,597)		
Net Operating Income (NOI)	\$ 492,744	(1.37)	DCR
Less Loan Payments	\$ (358,669)		
Pre-Tax Cash Flow	\$ 134,075	7.15%	Cash on Cash
Plus Principal Reduction	\$ 86,683		
Total Return Before Taxes	\$ 220,758	11.77%	Total Return

Sale Comparables

Sale Date	Property Address	Property Type	Size	Sale Price	Price Per SF	Submarket Name	Year Built
8/15/2024	4401 S Sheridan Rd	Industrial	103,600	\$ 4,675,000	\$ 45.13	South Central Tulsa	1965
1/30/2024	7418 E 42nd Pl	Industrial	38,581	\$ 1,127,896	\$ 29.23	South Central Tulsa	1980
11/10/2023	6240 E 15th St	Industrial	51,044	\$ 645,000	\$ 12.64	North Central Tulsa	1957
11/28/2022	6545 E 21st Pl	Industrial	35,292	\$ 1,300,000	\$ 36.84	North Central Tulsa	1966
11/21/2022	5524 E 12th St	Industrial	104,028	\$ 3,831,000	\$ 36.83	North Central Tulsa	1950
6/30/2022	4107-4115 S 72nd East Ave	Industrial	10,944	\$ 1,600,000	\$ 51.74	South Central Tulsa	1994
6/23/2022	7120 E 13th St	Industrial	30,000	\$ 1,770,000	\$ 59.00	North Central Tulsa	1976
5/27/2022	7700 E 38th St	Industrial	38,896	\$ 2,027,027	\$ 52.11	South Central Tulsa	1975
			54,046	Average	\$ 40.44		

Lease Comparables

Sign Date	Start Date	Address	SF Leased	Rent/SF/Yr	Services	Lease Status	City	Tenant
Aug-24	Oct-24	8831 E Pine St	80,000	\$5.50	NNN	Executed	Tulsa	Spectrum Paint
Mar-24	Apr-24	7101-7188 E 38th St	41,250	\$5.00	NNN	Executed	Tulsa	Botanic Tonics
Dec-23	Feb-24	7201-7287 E 38th St	30,000	\$6.00	NNN	Executed	Tulsa	IDI Distributors
Sep-23	Oct-23	7201-7287 E 38th St	37,500	\$5.00	NNN	Executed	Tulsa	-
May-23	Jun-23	7704 E 38th St	40,000	\$6.40	NNN	Executed	Tulsa	Sun Pipeline Solutions
Mar-23	Apr-23	6929 E Reading Pl	49,354	\$4.50	NNN	Executed	Tulsa	Endurance Lift Solutions
			46,351	\$5.40	Average			







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