

****PREMIER INDUSTRIAL PROPERTY AVAILABLE FOR LEASE!****

8175 EAST 46TH STREET | TULSA, OK 74145

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$975,000
Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	12,420 SF
Available SF:	12,420 SF
Lot Size:	0.62 Acres
Zoning:	IL (Industrial)
Submarket:	South Central Tulsa

PROPERTY OVERVIEW

This prime location sits conveniently between downtown Tulsa and Broken Arrow, with quick access to I-44 and Highway 64, ensuring easy connectivity to the surrounding area. Featuring warehouse space, secured yard and office area, this property is perfect for various industrial uses. Lastly, this property features two adjoining buildings: one spanning 9,720 square feet and the other measuring 2,700 square feet. They are connected by a fenced and gated private yard, enhancing both security and accessibility.

PROPERTY HIGHLIGHTS

- Building #1 (9,720 SF):
 - (a) 10' x 10' overhead grade level door
 - (b) 240V / 3 Phase / 400 AMP
 - (c) Private offices, break room, warehouse space & gated yard
- Building #2 (2,700 SF):
 - (a) 1 overhead grade level door
 - (b) 240V / 120 AMP
 - (c) warehouse space & gated yard

ethan@creekcre.com
405.830.0252
ETHAN SLAVIN

johnny@creekcre.com
405.990.0569
JOHNNY STRADAL

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ADDITIONAL PHOTOS



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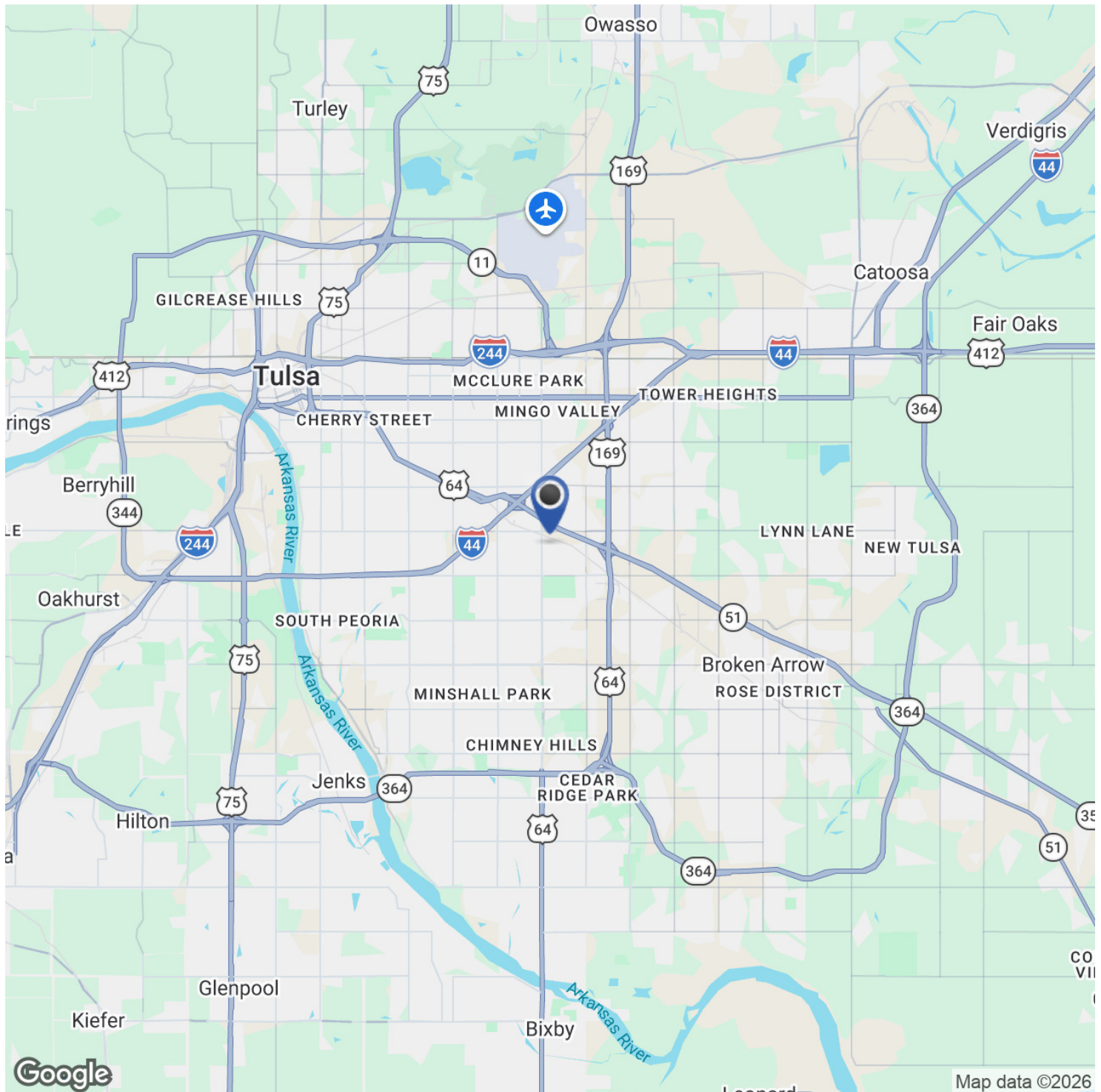
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LOCATION MAP



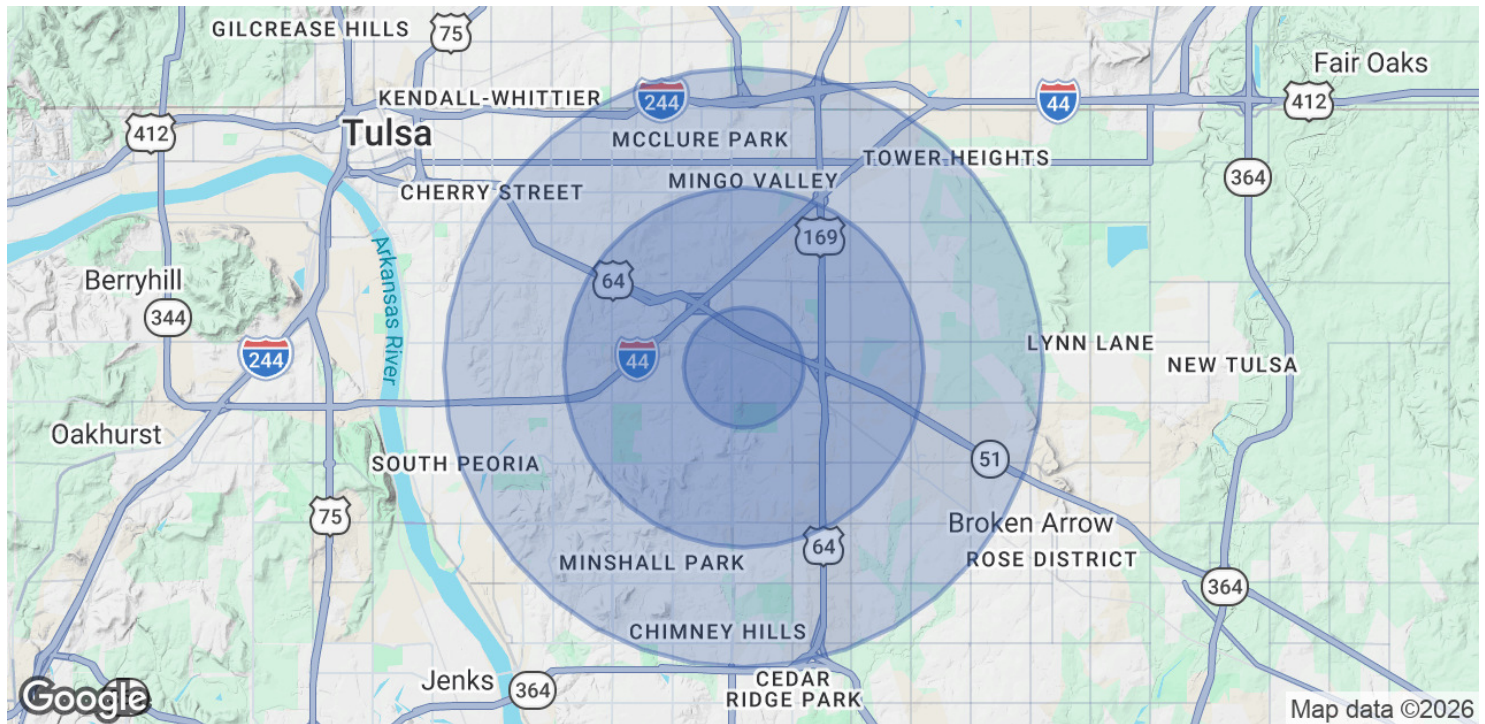
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,245	95,161	243,754
Average Age	37	39	40
Average Age (Male)	35	38	38
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,413	40,509	102,905
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,809	\$71,251	\$86,185
Average House Value	\$160,332	\$200,921	\$254,301

2020 American Community Survey (ACS)

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