

8635 W 21ST ST

SAND SPRINGS, OK 74063



**JOSH LOVE**

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**Lease Rate**  
Negotiable

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### PROPERTY DESCRIPTION

28,243 SF available at 8635 W 21st St in Sand Springs. Great highway access and just 10 mins to downtown Tulsa.

### PROPERTY HIGHLIGHTS

- 28,243 SF TOTAL
- 23,882 SF in main building plus an additional 4,361 SF in outside storage buildings
- Main Building:
  - 18' - 24' Clear Height
  - Gas Infrared Tube Heaters
  - Two 12' x 18' Drive-In Doors
  - Fully Sprinklered

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	3
<b>Available SF:</b>	28,243 SF
<b>Lot Size:</b>	7.35 Acres
<b>Building Size:</b>	119,521 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,132	8,929	22,496
<b>Total Population</b>	2,642	19,741	50,193
<b>Average HH Income</b>	\$50,311	\$60,104	\$55,621

#### JOSH LOVE

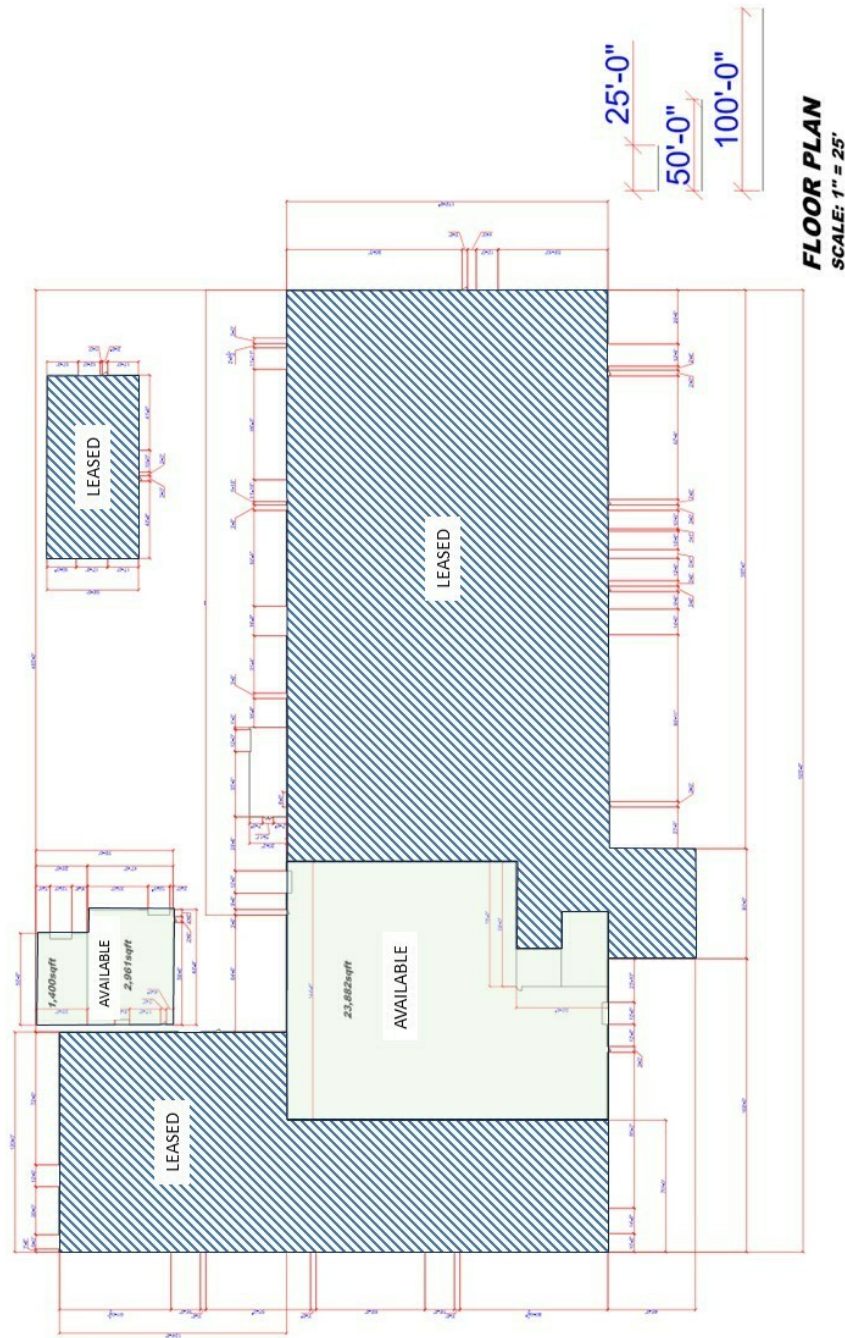
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**FLOOR PLAN**  
SCALE: 1" = 25'

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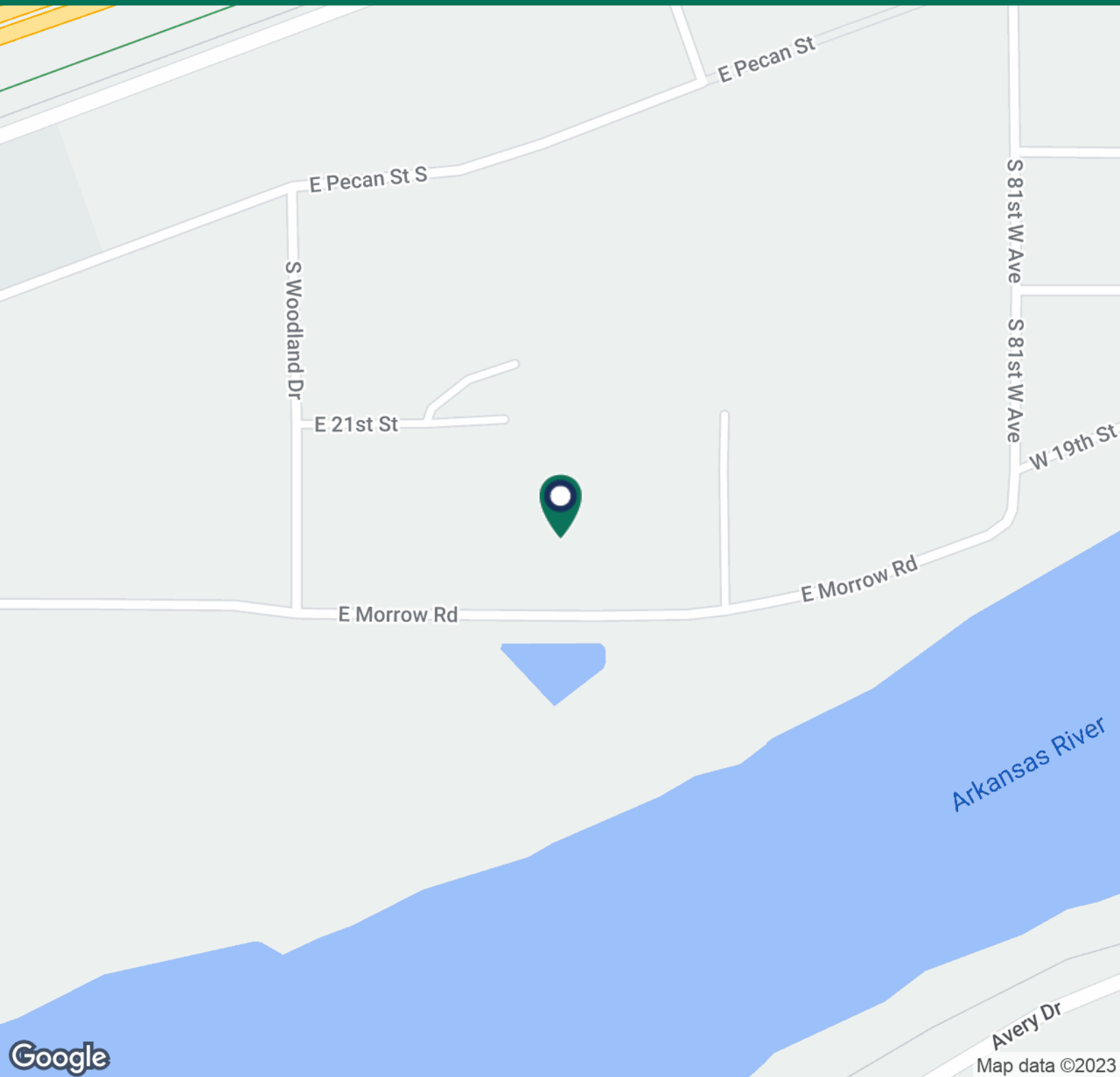
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