

6716 E 12TH ST

TULSA, OK 74112



PROPERTY HIGHLIGHTS

- 17,420± SF Total
- 2,600± SF Office
- 3,000± SF Warehouse
- 11,640± SF Climate Controlled Manufacturing (with drop ceiling)
- 1.89 acre site (with opportunity to lease additional 1 acre adjacent)
- 14' Clear Height
- (1) 10' x 12' Drive-In Door
- (3) 8' x 8' Dock-High Doors
- Fully Sprinklered
- Suspended Gas Heater in Warehouse
- Masonry Construction
- 3 Phase, 120/208v, 800 Amp Electric Service
- New Roof and HVAC in 2024
- Potential for Graveled and Fenced Yard
- Zoned IM (Industrial Moderate)

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Number of Units:	1
Available SF:	17,420 SF
Lot Size:	80,088 SF
Building Size:	17,420 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,231	37,067	83,139
Total Population	9,722	90,175	205,435
Average HH Income	\$61,435	\$62,404	\$73,061

JOSH LOVE

jlove@priceedwards.com
 O: 918.394.1000 C: 918.978.2428

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1 acre available
for lease as
additional yard
area



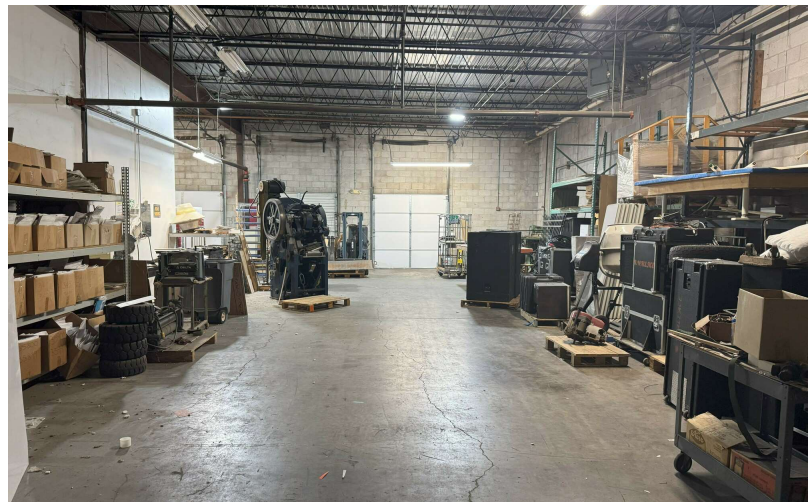
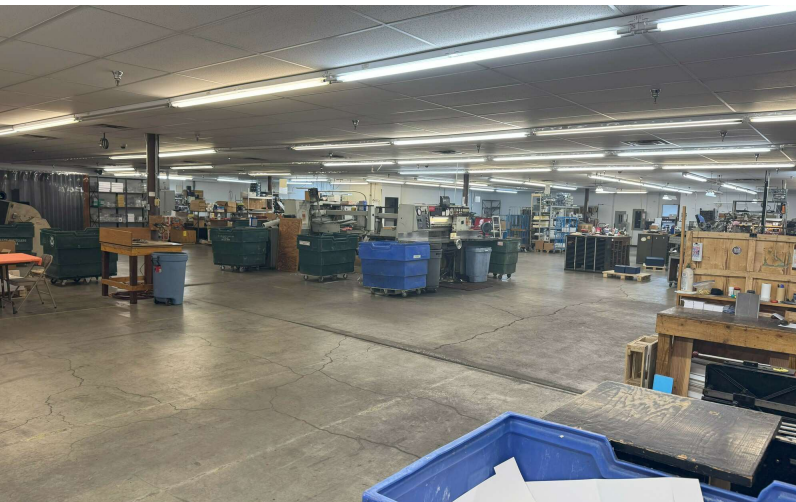
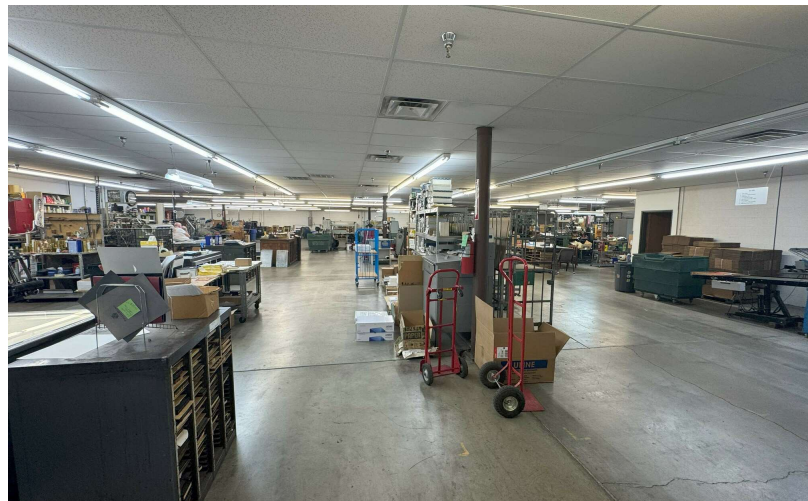
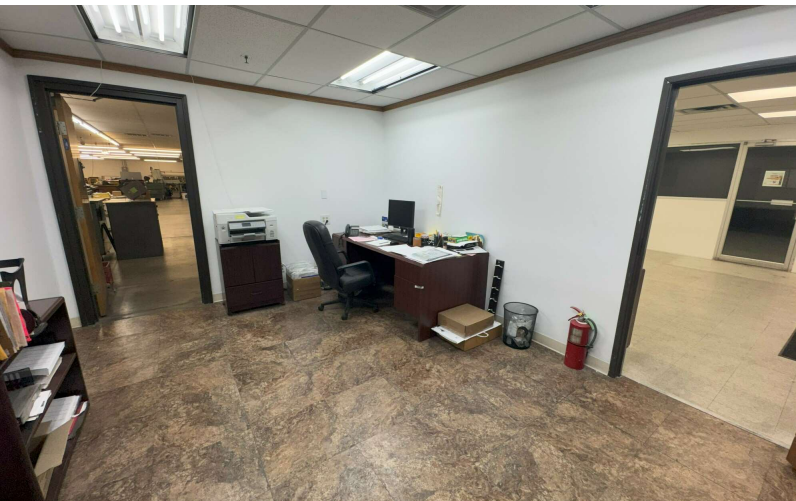
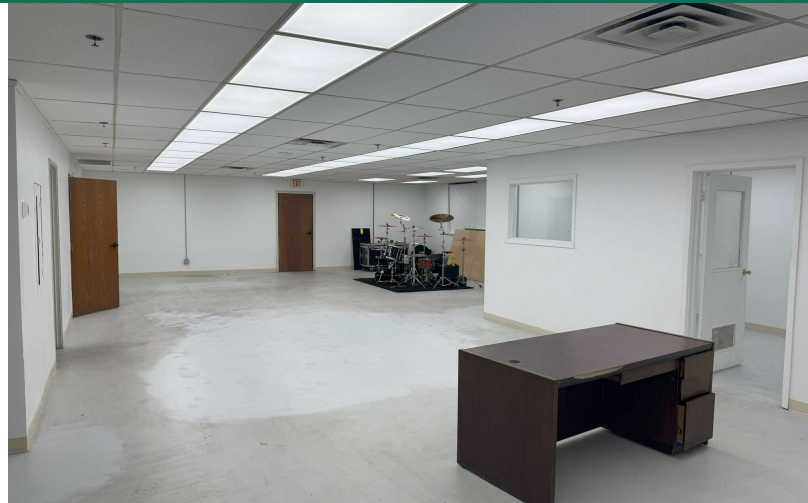
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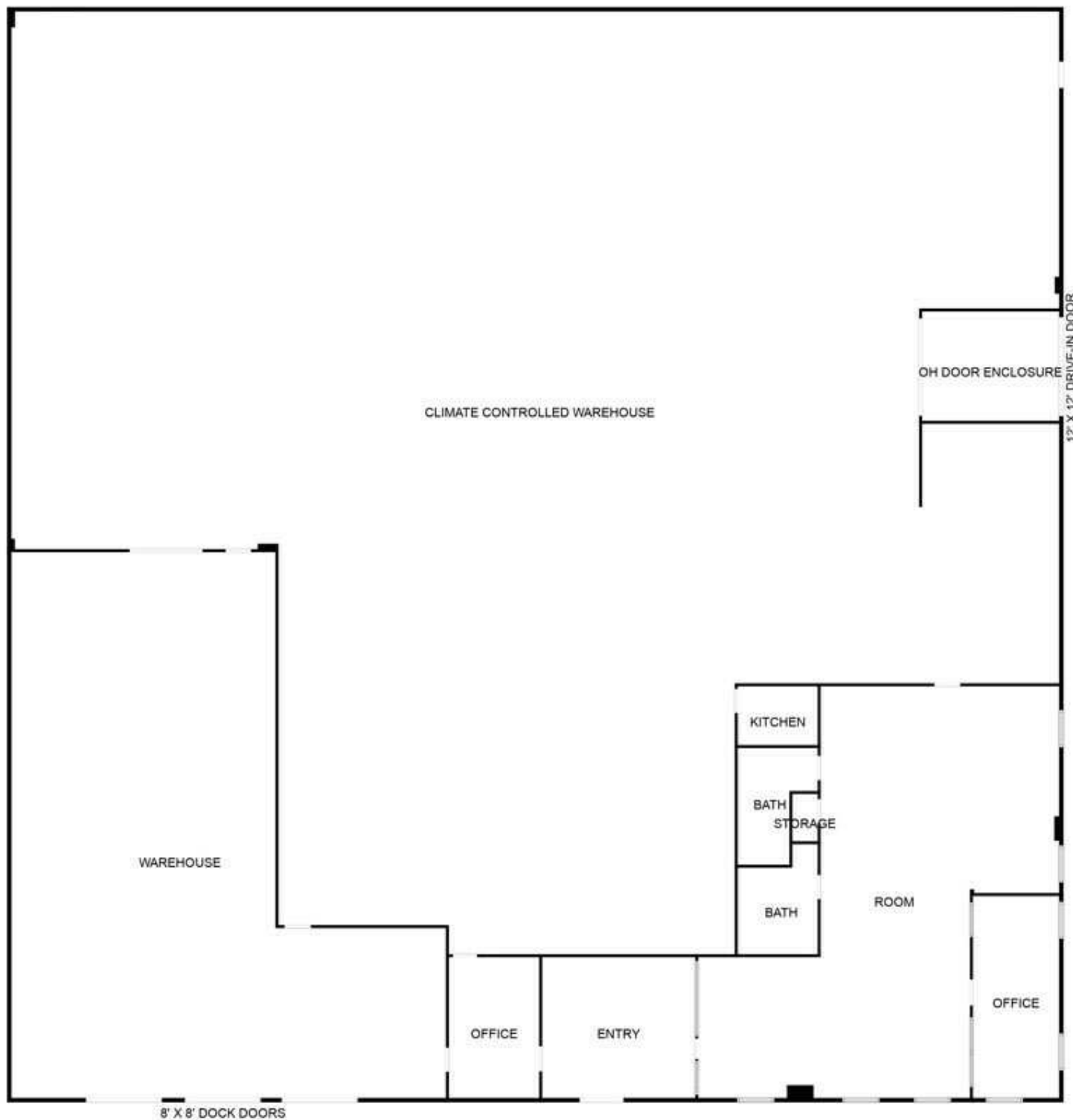
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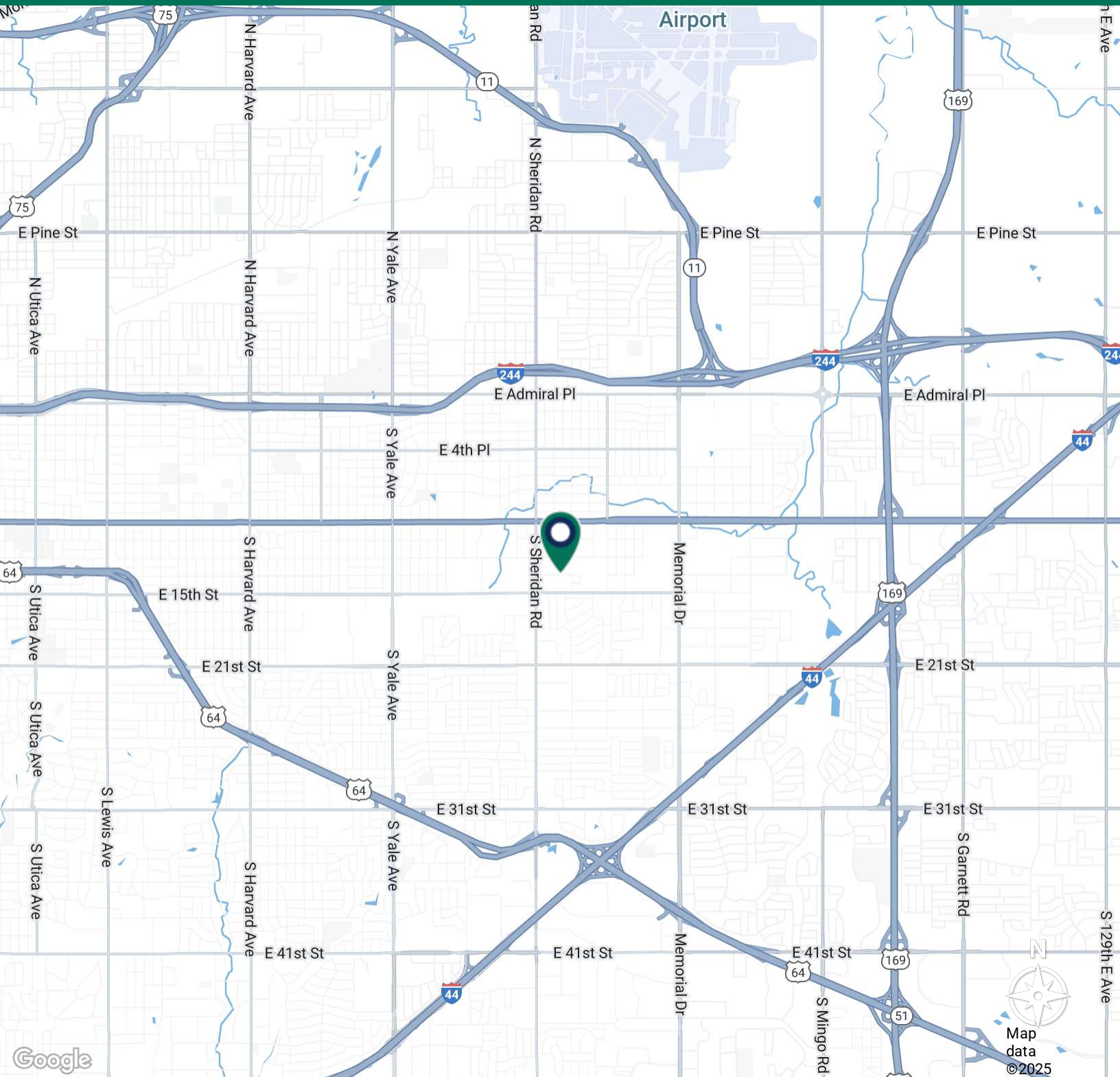
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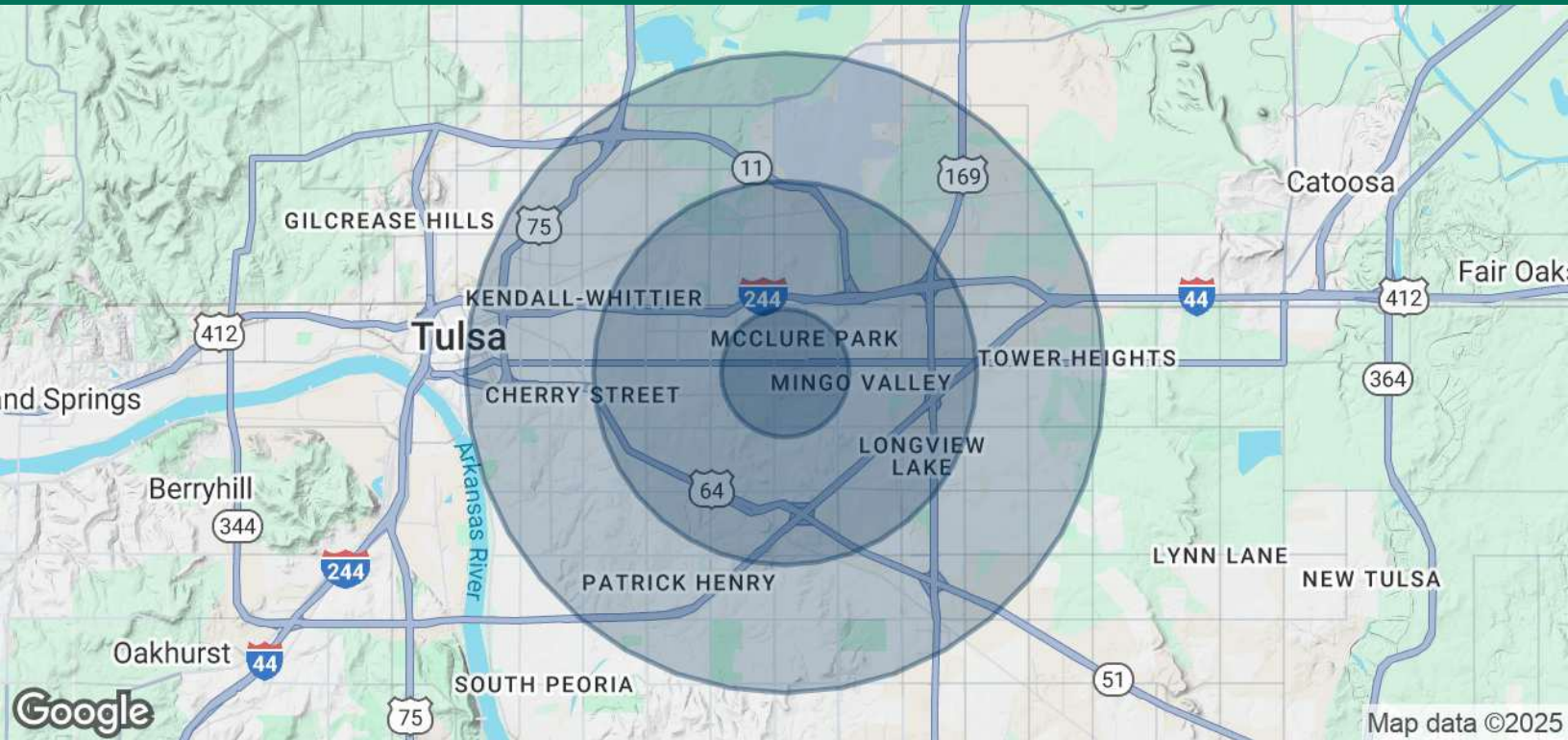
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,722	90,175	205,435
Average Age	39	38	38
Average Age (Male)	39	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,231	37,067	83,139
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$61,435	\$62,404	\$73,061
Average House Value	\$147,931	\$177,356	\$225,229

Demographics data derived from AlphaMap

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