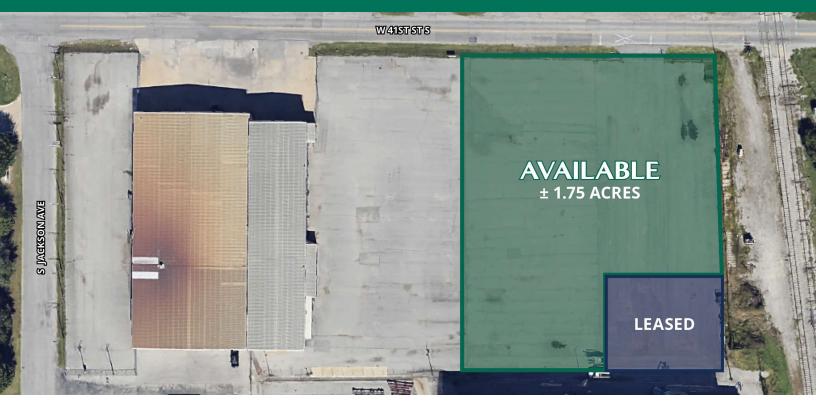
PRICE EDWARDS AND CO.



640 W 41ST ST

TULSA, OK 74107



PROPERTY DESCRIPTION

Industrial Outdoor Storage

Well-positioned IOS property offering rare availability in today's market. Ideal for contractors, trucking, and construction users seeking secure, functional yard space with excellent highway access.

PROPERTY HIGHLIGHTS

- $\pm 76,230 \text{ SF} / \pm 1.75 \text{ Acres}$
- Fully Fenced & Paved Yard
- Lit Yard
- · Shared Ingress/Egress with Adjacent Leased Yard
- Zoned Industrial Medium (IM)

OFFERING SUMMARY

Lease Rate:	\$1.00 SF/yr (Gross)
Monthly Rate:	\$6,352.50
Available Space:	76,230 SF / 1.75 Acres
Zoned:	IM

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,285	27,361	70,893
Total Population	2,923	57,042	158,052
Average HH Income	\$59,750	\$96,877	\$88,959

JOSH LOVE

jlove@priceedwards.com

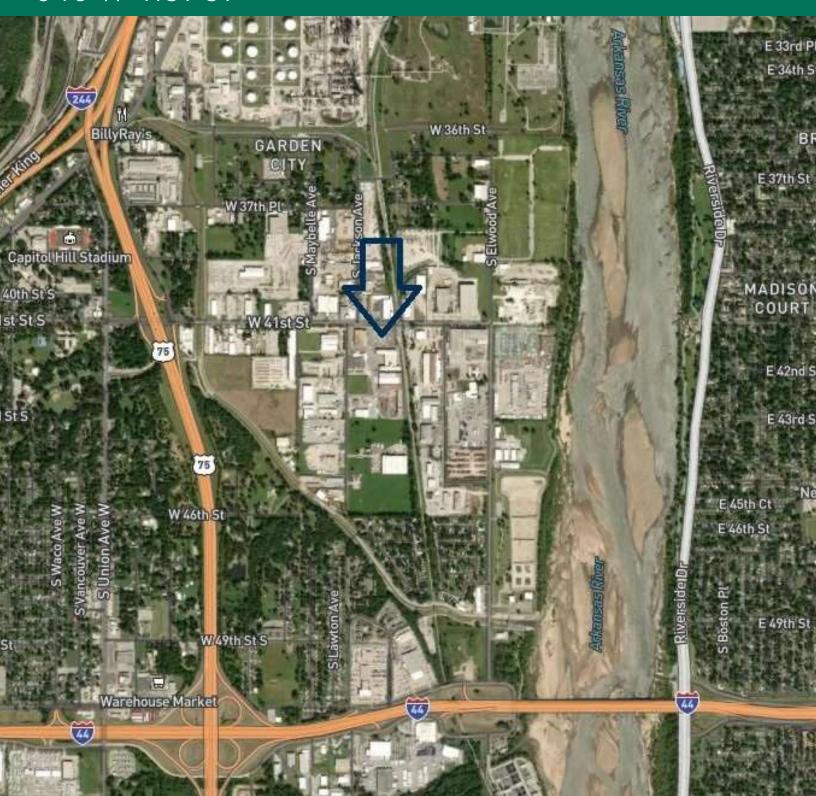
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640 W 41ST ST TULSA, OK 74107 GILCREASE HILLS KENDALL-WHITTIER 244 412 Tulsa MCCLURE PARK TOWER HEIGHTS MINGO VALLEY CHERRY STREET Sand Springs otsee LONGVIEW LAKE Berryhill 64 344 PRATTVILLE 244 Oakhurst SOUTH PEORIA Broken Arrow 64 MINSHALL PARK CHIMNEY HILLS **Jenks** Map data ©2025 **POPULATION** 1 MILE 3 MILES 5 MILES 2,923 57,042 **Total Population** 158,052 Average Age 41 41 40

39

42

1 MILE

\$59,750

\$144,644

1,285

2.3

40

42

3 MILES

27,361

\$96,877

\$353,726

2.1

39

41

5 MILES

70,893

\$88,959

\$303,751

2.2

Demographics data derived from AlphaMap

JOSH LOVE

Average Age (Male)

Total Households

of Persons per HH

Average HH Income

Average House Value

Average Age (Female)

HOUSEHOLDS & INCOME

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