



### OFFERING SUMMARY

Sale Price:	17,500,000
Building Size:	193,300 SF
Lot Size:	22 Acres
Price / SF:	\$90.53
Zoning:	Industrial
Year Built/Renovated:	1979, 2013
Submarket:	Southeast Tulsa

### LOCATION OVERVIEW

Located directly off the Broken Arrow Expressway and N Hemlock Circle with easy access to the Creek Turnpike, Interstate 44, and State Highway 169. The facility is also within twenty minutes of the Tulsa International Airport and the Port of Catoosa, providing easy transportation of goods via multiple distribution methods.

### PROPERTY HIGHLIGHTS

- Large manufacturing facility with heavy electrical capacity
- Climate controlled manufacturing area
- Located directly south of the Broken Arrow Expressway
- Concrete tilt-up construction
- Multiple cranes with various load capacities
- Shipping and receiving portion boasts multiple docks and overhead doors
- 1,500 feet of frontage along the Broken Arrow Expressway

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Reception Area



First Floor Office Kitchen

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Training/Conference Center



First Floor Office

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Interior of Warehouse



Interior of Warehouse

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Raw Materials Dock and Drive-Thru



Exterior of Warehouse

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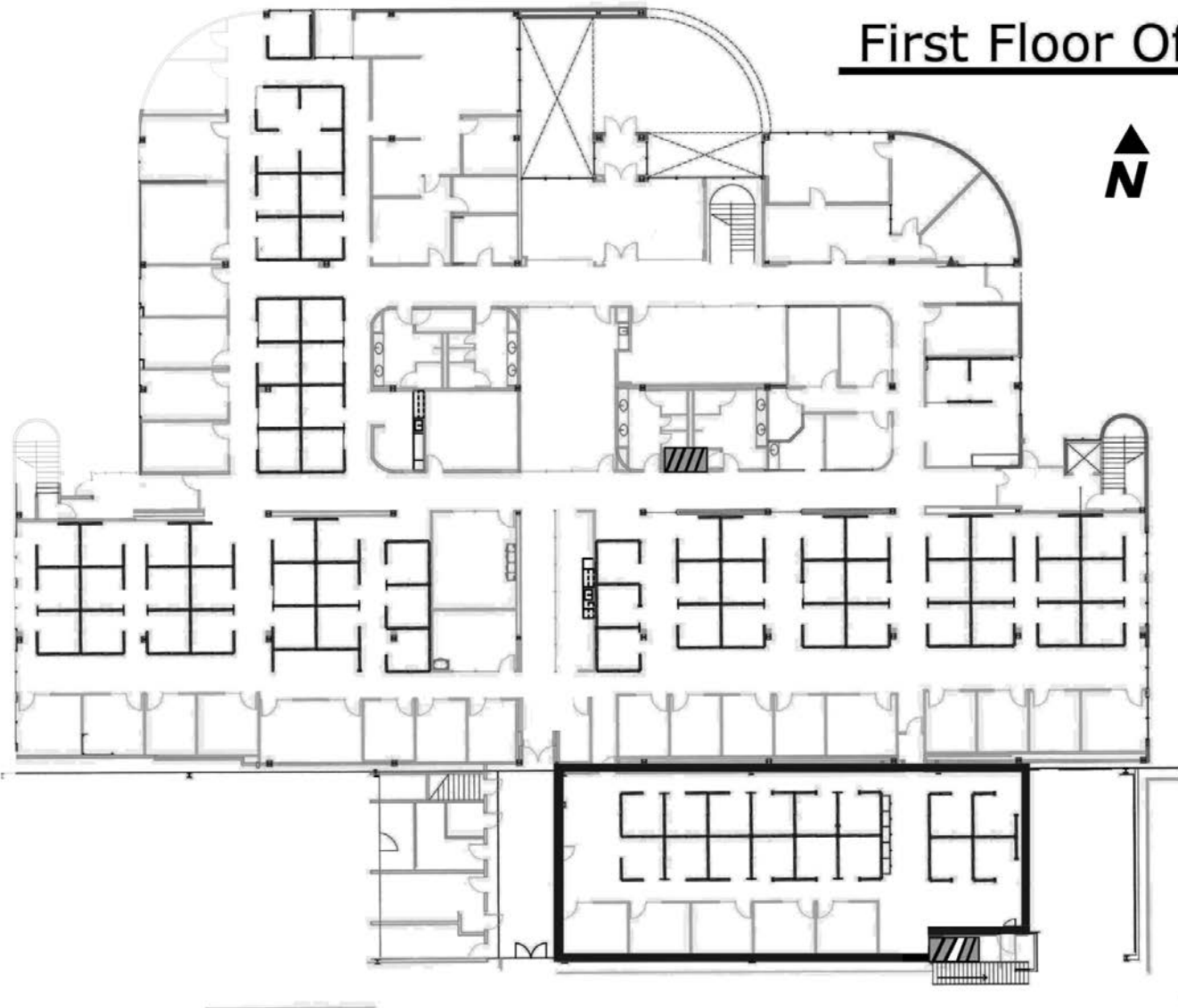
**Production Shop Floor**



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**First Floor Offices**

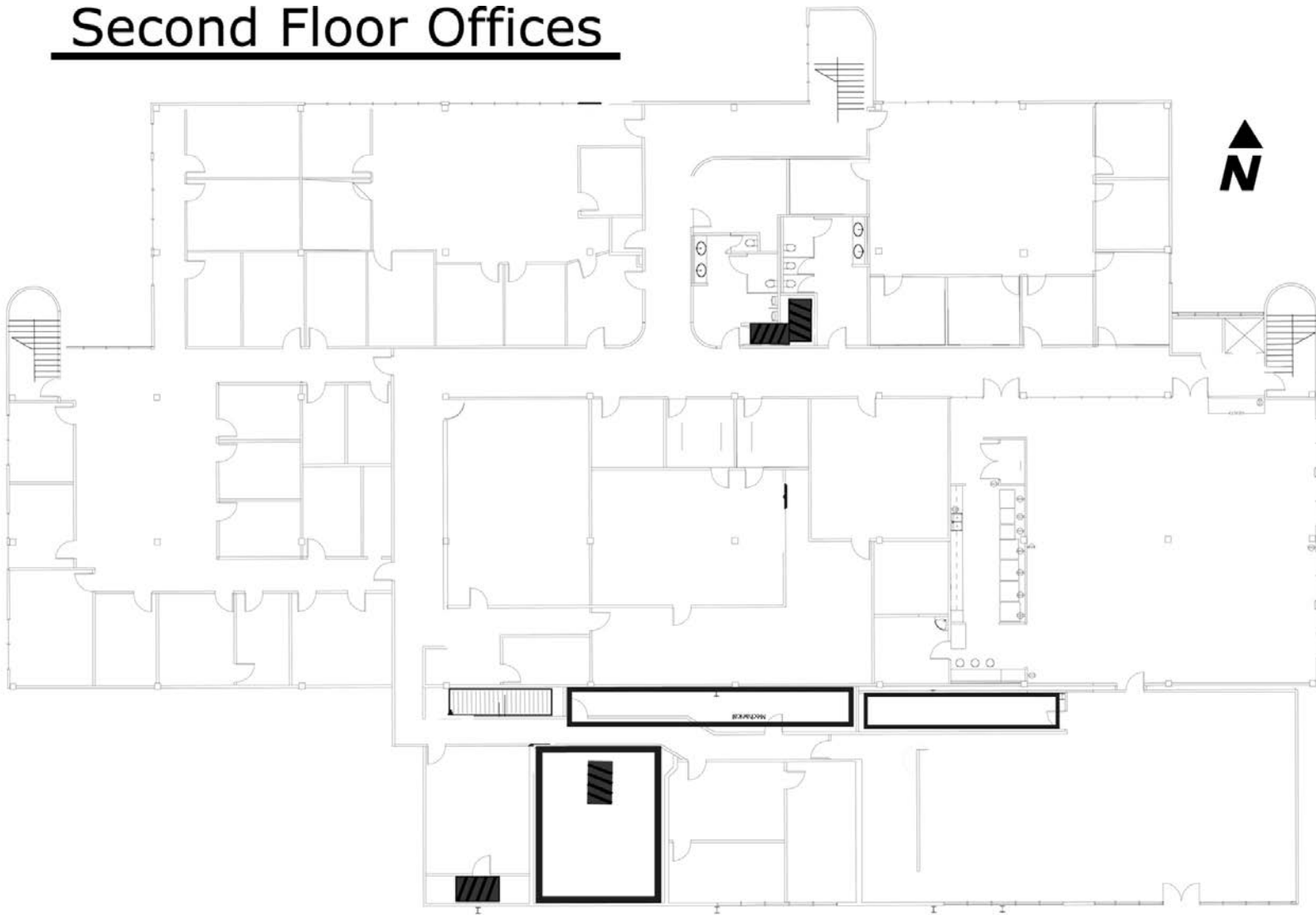


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## Second Floor Offices

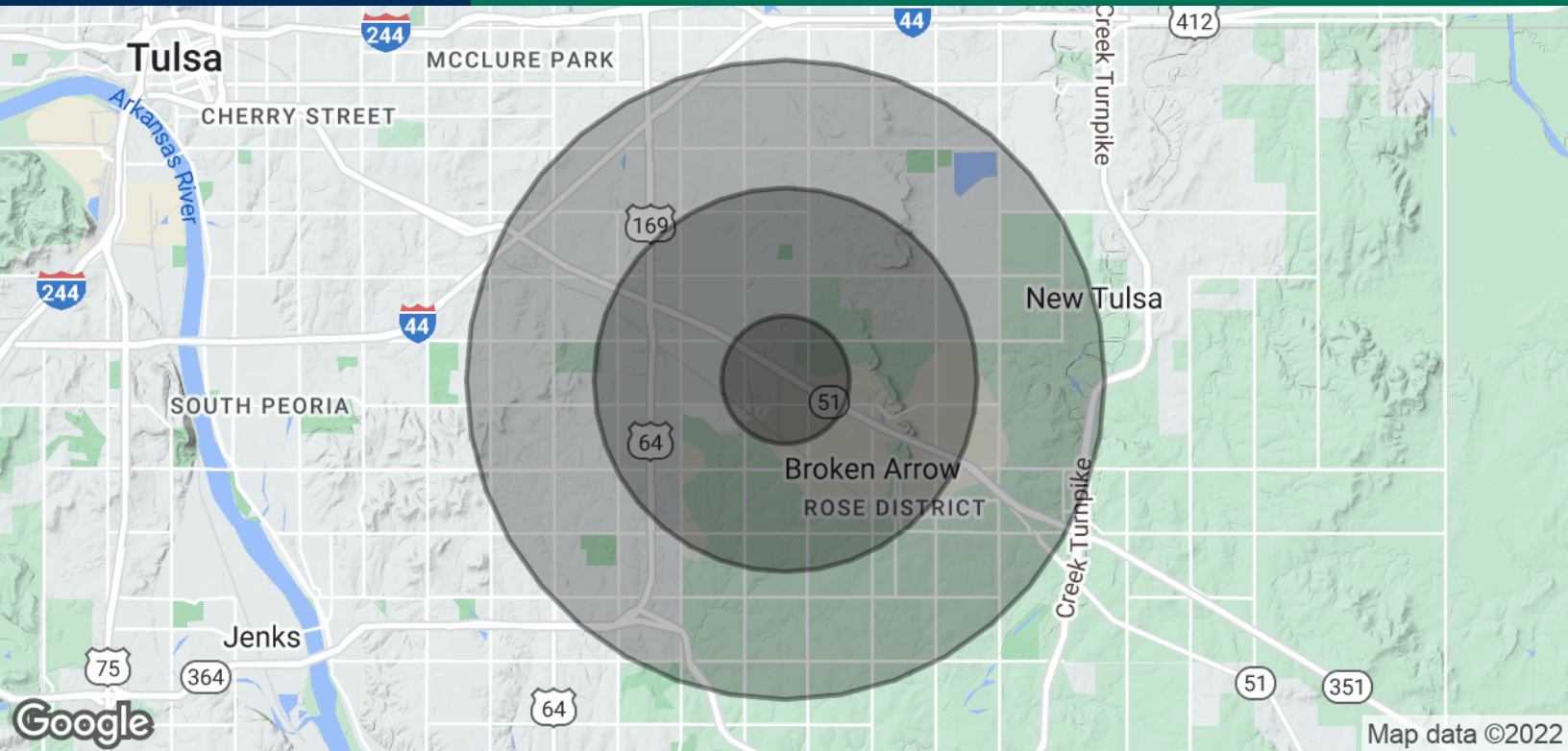


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# Manufacturing Facility for Sale

3000 N Hemlock Circle, Broken Arrow, OK 74012



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,830	72,321	199,740
Average Age	33.2	35.4	36.0
Average Age (Male)	34.1	34.2	34.4
Average Age (Female)	33.4	36.8	37.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,716	28,750	82,941
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$187,759	\$90,713	\$75,457
Average House Value	\$197,104	\$152,060	\$147,038

\* Demographic data derived from 2020 ACS - US Census

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