

PRICE EDWARDS AND CO.

FOR SALE & LEASE

1711 N SHERIDAN RD

TULSA, OK 74115



JOSH LOVE

leasing and sales associate

jlove@priceedwards.com

O: 918.394.1000 C: 918.978.2428

Sale Price

\$795,000

Lease Rate

\$6.00 SF/yr (NNN)

1711 N SHERIDAN RD

TULSA, OK 74115

**PROPERTY DESCRIPTION**

Building Size: ± 10,700 SF
Office Space: ± 1,229 SF
Warehouse: ± 9,471 SF
Zoning: IL (Industrial Light)
Power: 240V, 400Amp, 3 Phase Power
Clear Height: 12'-13'
Grade-Level Doors:
14' x 13'
14' x 14'
12' x 14'
Office refresh - March 2025
Fully fenced and new gravel poured in August 2024
Close proximity to the airport and highways, offering easy access for transportation and logistics.

OFFERING SUMMARY

Sale Price:	\$795,000
Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	1
Available SF:	10,700 SF
Lot Size:	30,818 SF
Building Size:	10,700 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	707	2,815
Total Population	525	2,025	8,373
Average HH Income	\$42,808	\$44,920	\$50,746

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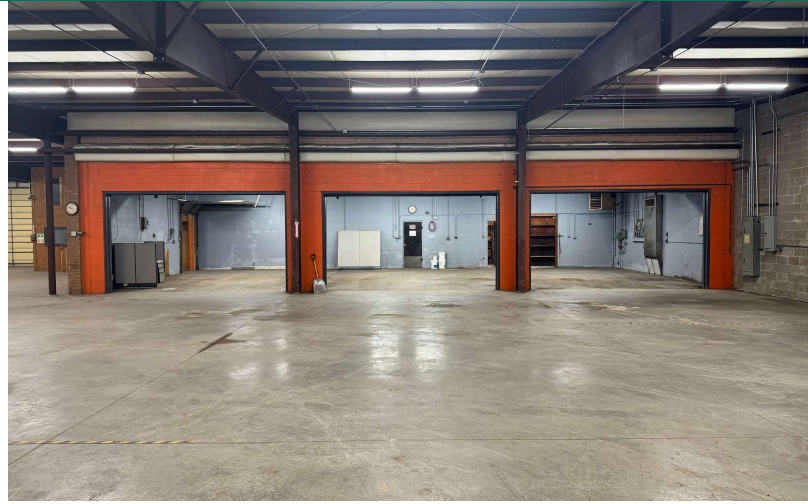
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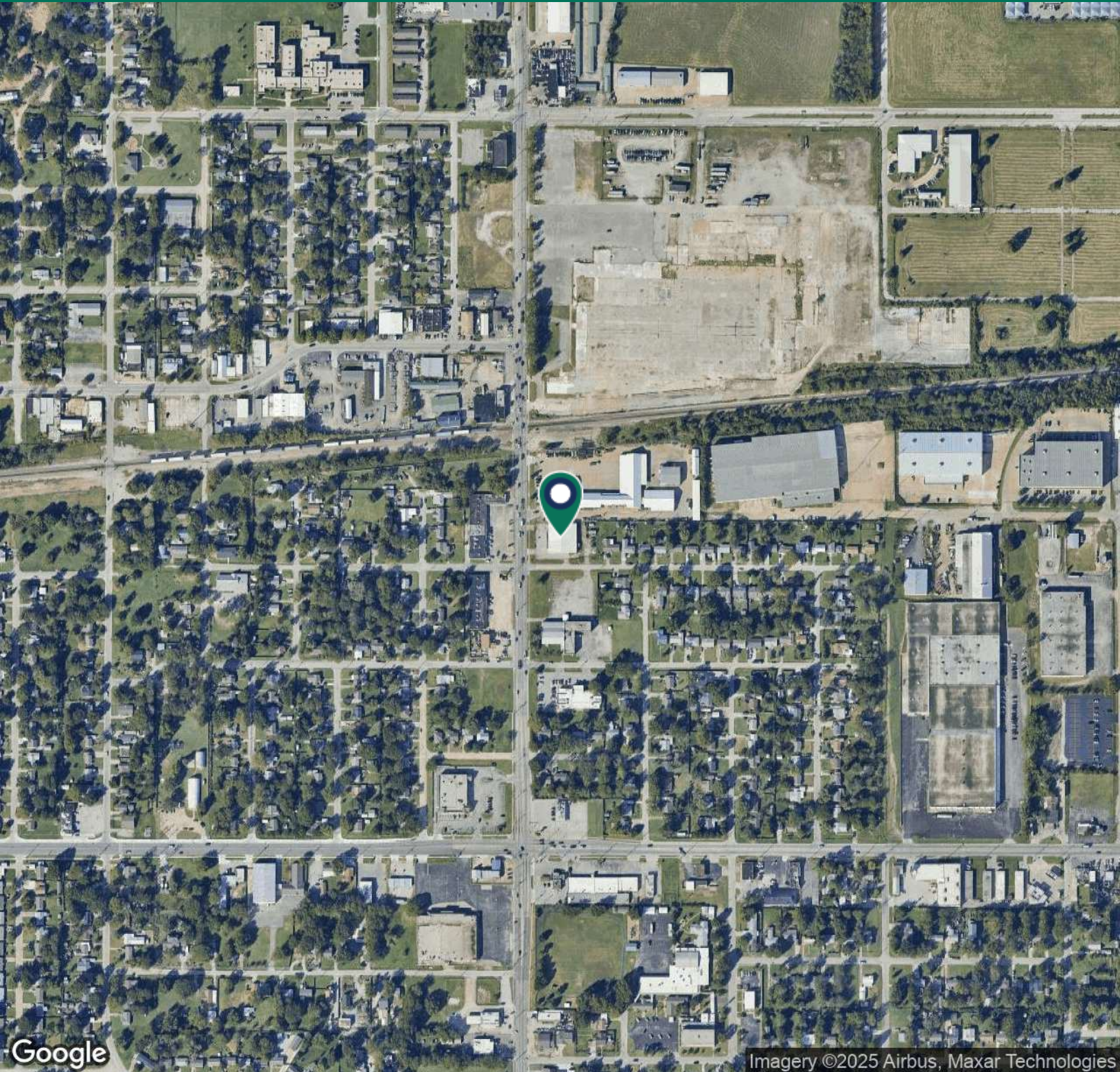
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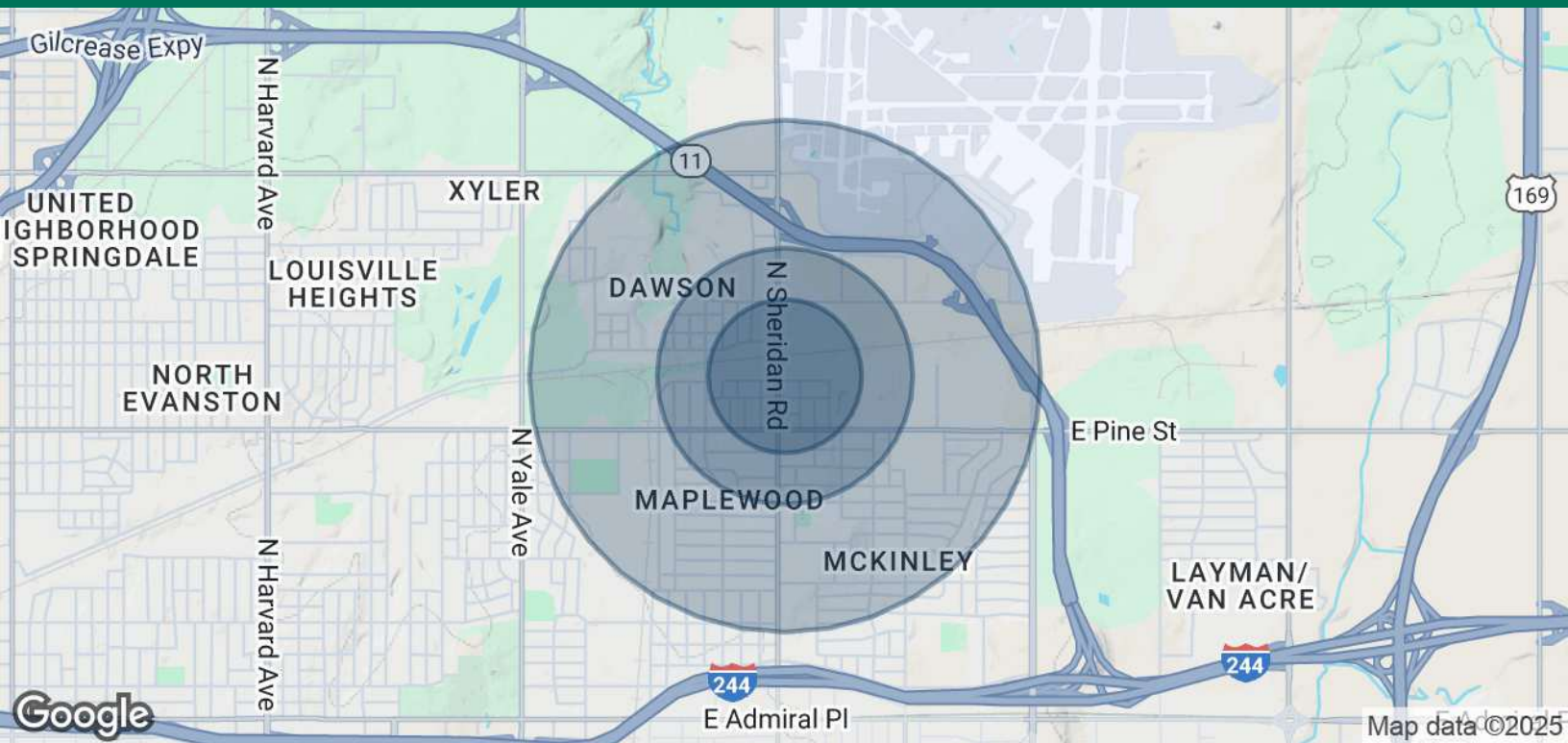
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	525	2,025	8,373
Average Age	37	36	34
Average Age (Male)	36	35	34
Average Age (Female)	37	36	35

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	707	2,815
# of Persons per HH	2.8	2.9	3
Average HH Income	\$42,808	\$44,920	\$50,746
Average House Value	\$74,968	\$79,006	\$113,927

Demographics data derived from AlphaMap

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