## PRICE EDWARDS AND CO.

# FOR SALE & LEASE

### 9901 E 46TH PL

TULSA, OK 74146



#### PROPERTY DESCRIPTION

This single-tenant flex property totals approximately 5,320 SF on 0.45 acres, with two separately fenced yard areas ( $\pm 3,000$  SF and  $\pm 6,800$  SF). The building has been completely remodeled as of September 2025 with high end finishes and offers a functional mix of office, showroom, and warehouse space.

### PROPERTY HIGHLIGHTS

- ±5,320 SF Total
- ±1,200 SF Office
- ±4,120 SF Warehouse (two sections)
- Warehouse 1 is fully climate controlled
- Clear Height: 12'
- Overhead Doors:
- Warehouse 1: (1) 12' x 10', (2) 10' x 10'
- Warehouse 2: (1) 10' x 10', (2) 10' x 8'
- Land Area: ±0.45 acres
- Two Fenced Yards: ±3,000 SF and ±6,800 SF, one with electric, automatic gate
- Zoning: IL (Industrial Light)
- Excellent access to US-169, BA Expressway, and I-44

#### **JOSH LOVE**

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#### OFFERING SUMMARY

Sale Price:	\$749,000
Lease Rate:	\$9.00 SF/yr (NNN)
Zoned:	IL
Available SF:	5,320 SF
Lot Size:	20,076 SF
Building Size:	5,320 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,474	38,791	96,839
Total Population	8,095	96,022	235,950
Average HH Income	\$48,326	\$68,762	\$85,673

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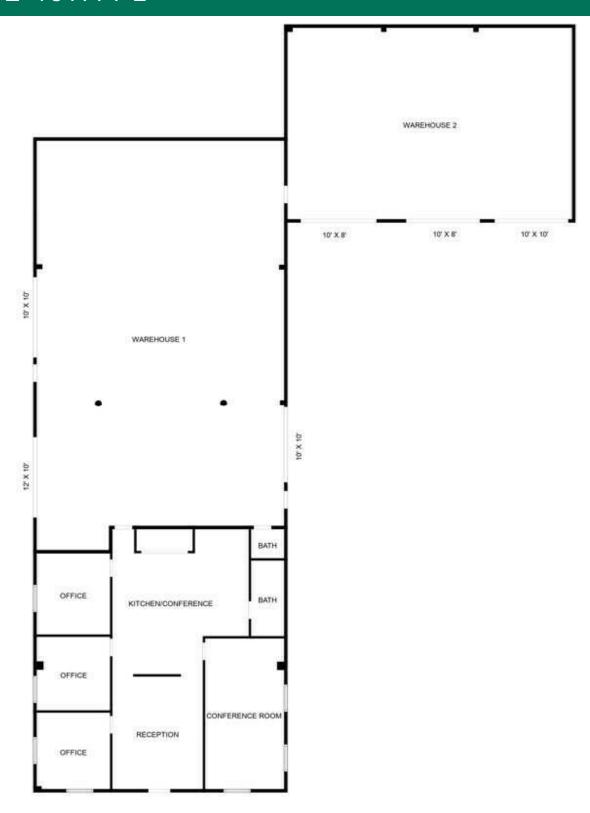




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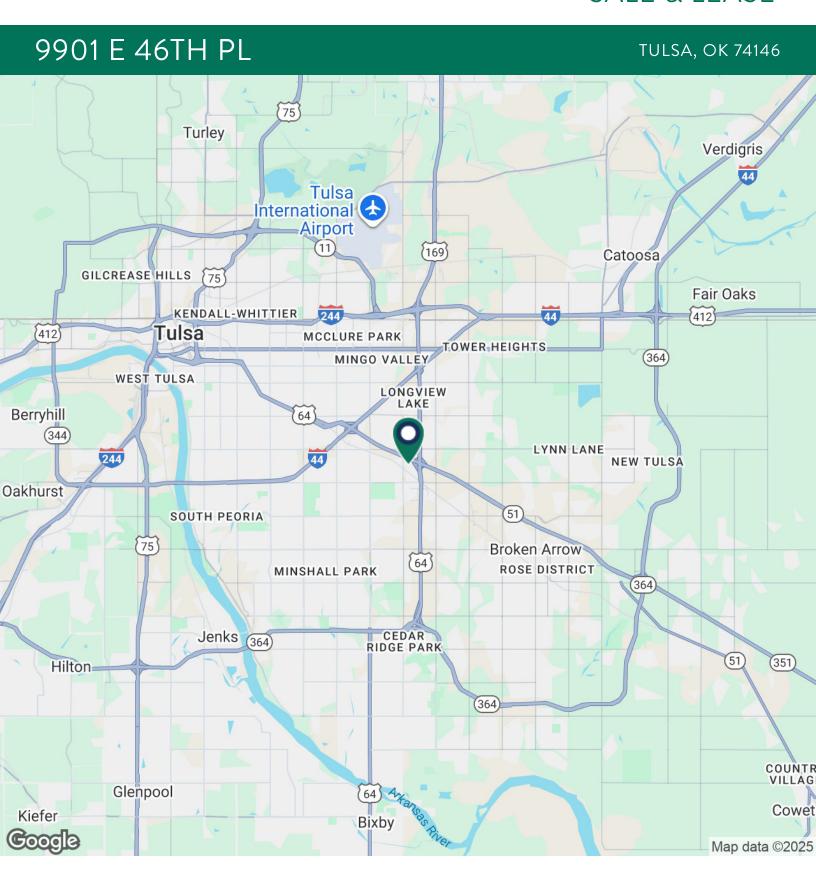


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