

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

- $\pm 5,320$ SF Total
- $\pm 1,200$ SF Office
- $\pm 4,120$ 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: $\pm 3,000$ SF and $\pm 6,800$ SF, one with electric, automatic gate
- Zoning: IL (Industrial Light)
- Excellent access to US-169, BA Expressway, and I-44

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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PRICE EDWARDS AND CO.

FOR SALE & LEASE

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