

INDUSTRIAL BUILDING
FOR LEASE

McGraw
COMMERCIAL PROPERTIES

OKLAHOMA MEDICAL GREENHOUSES
MedicalGreenhouse.com
918-910-2422

Tulsa Business Park 7360-7362 E 38TH ST | TULSA, OK



\$6.20 SF/MONTH
+ (NNN) UNDER
OFFER SUMMARY



AVAILABLE DATE:
IMMEDIATE



+/- 6,880
SQ FT



ABUNDANT
PARKING SPACES

OFFERING SUMMARY

Lease Rate:	\$6.20/SF + NNN Under Offering Summary
Building Size:	17,200 SF
Available SF:	+/- 6,880 SF
Suites Available:	2

PROPERTY OVERVIEW

McGraw Commercial Properties is pleased to present 7360-7362 E. 38th St at the Tulsa Business Park:

- Building Size: 6,880 SF with +/- 1,200 SF of Office Space.
- Construction: Metal frame with insulated metal panels on a concrete slab.
- Ceiling Height: 12' to the Eaves, 14' to the Center.
- Loading: Two (2) 10' Dock high doors, and one (1) 10' grade level door.
- Heating & Air Conditioning: Office space is fully climate controlled, Warehouse has three (3) suspended gas heaters.
- Miscellaneous: Space has two (2) restrooms and is located in a Multi-Tenant Industrial Park, therefore parking is abundant.

FOR MORE
INFORMATION
CONTACT:

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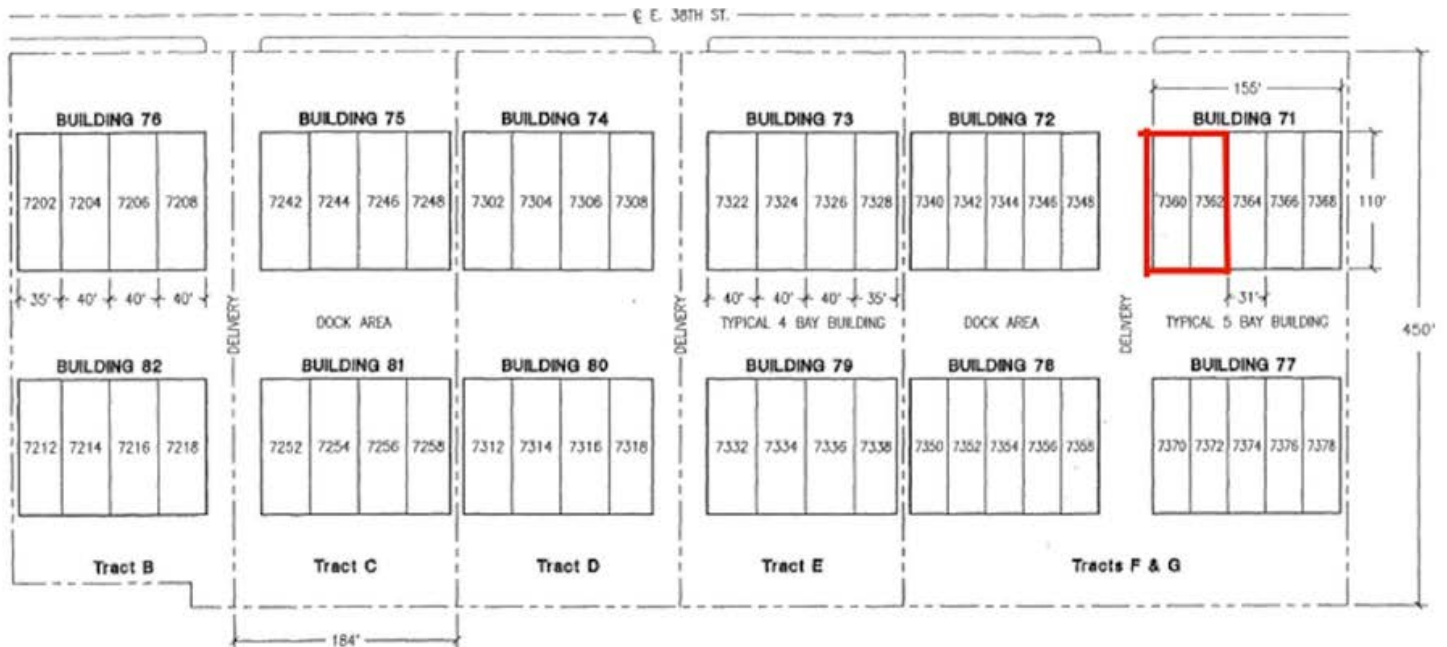
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7362 E 38th St

PREV



Exhibit "A"



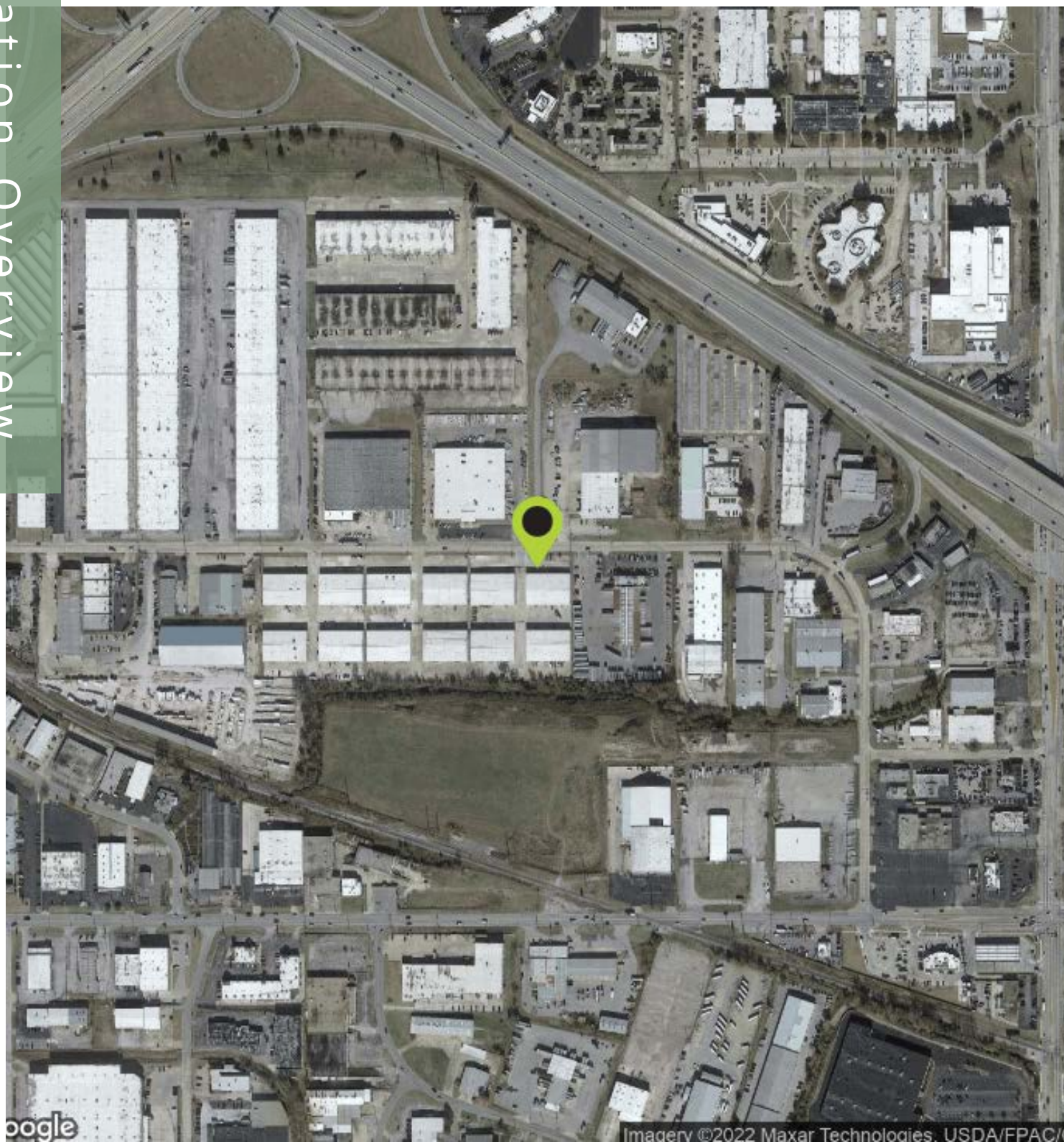
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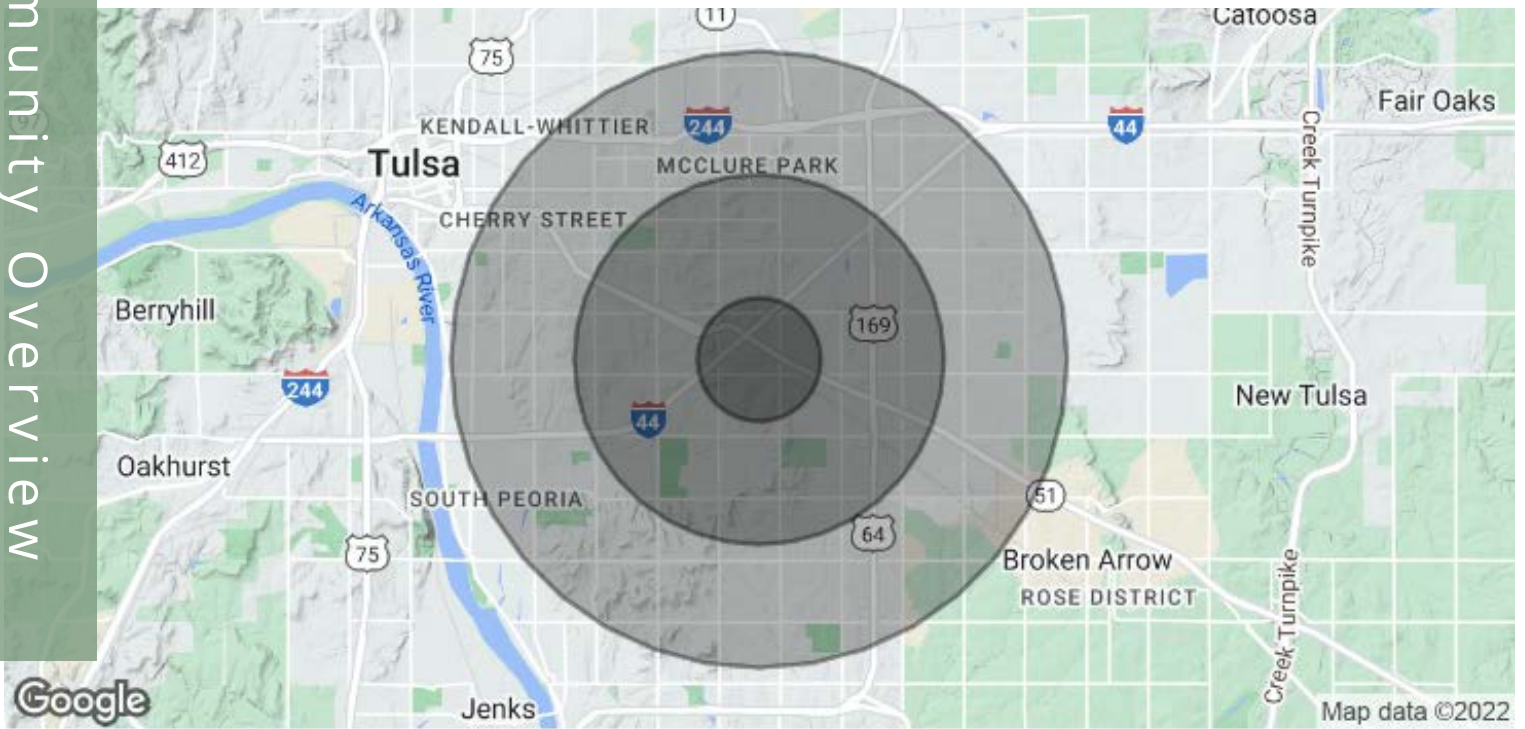
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,354	89,906	249,675
Average Age	36.7	37.8	36.6
Average Age (Male)	34.0	35.5	34.7
Average Age (Female)	38.8	39.8	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,024	39,771	107,524
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$46,792	\$52,121	\$59,896
Average House Value	\$102,835	\$126,462	\$163,927

* Demographic data derived from 2010 US Census

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