

Bixby Industrial For Lease

Bixby Trade Center

15120 S. 77th E. Ave,
Bixby, OK 74133

Neil Dailey, SIOR

Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Kalvin Burghoff

Vice President
832.689.7095
kburghoff@mcgrawcp.com

Dakota Brasher

Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



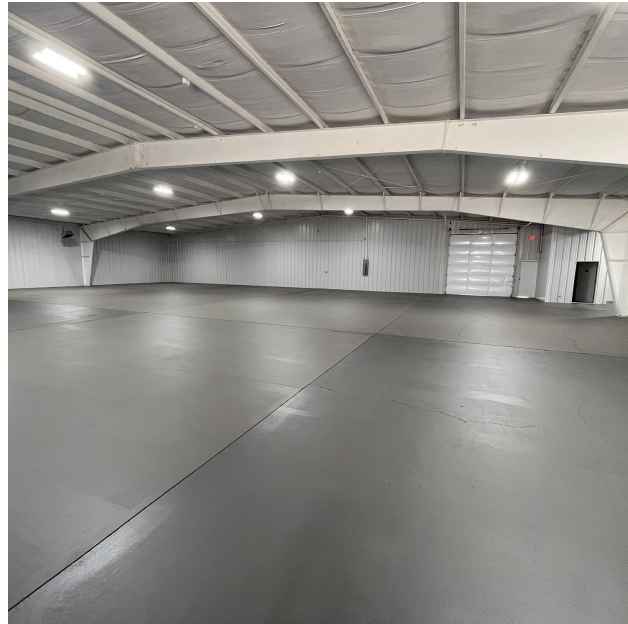
Property Highlights

- **Construction:** Steel frame structure w/metal hybrid, insulated panels throughout. Situated on a concrete slab.
- **Office:** +/- 450 SF, with two (2) dedicated offices, one (1) restroom and a utility closet
- **Ceiling Height:** 13' to the Eaves
- **Loading:** Six (6) total OH doors, two (2) 10' grade level and four (4) 12' grade level.
- **Parking:** 17 concrete striped employee spaces
- **Miscellaneous:** Warehouse is heated, sprinkled, and has LED lighting. Additionally, two (2) restrooms.

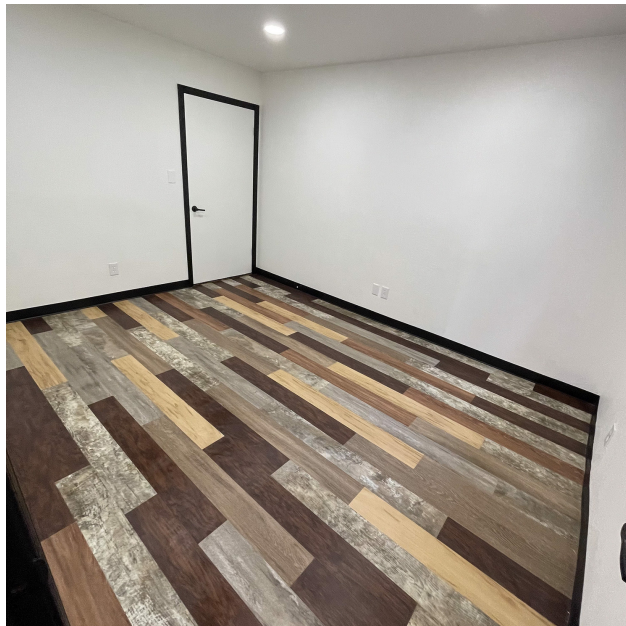
Offering Summary

Lease Rate:	\$7.95 SF/yr (NNN)
Available SF:	19,000 SF
Lot Size:	0.44 Acres
Building Size:	19,000 SF
Zoning:	IL

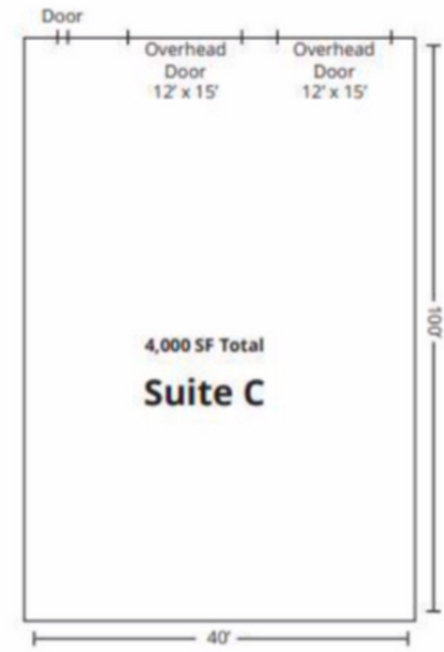
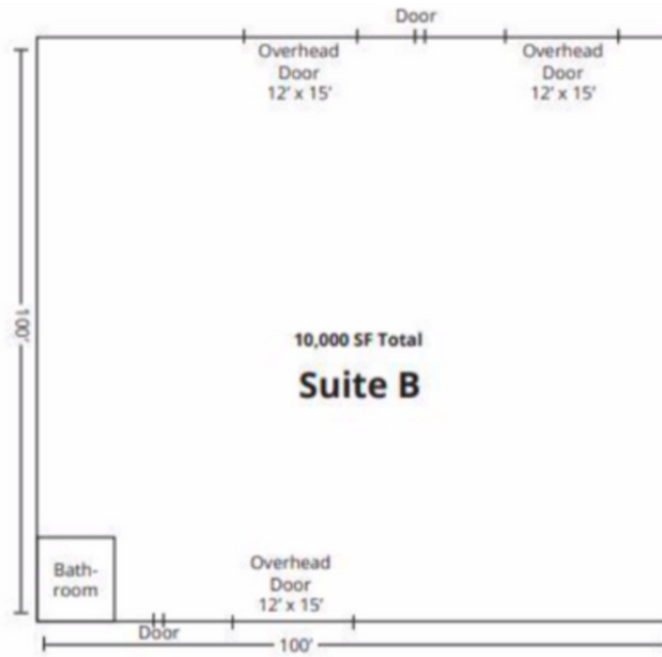
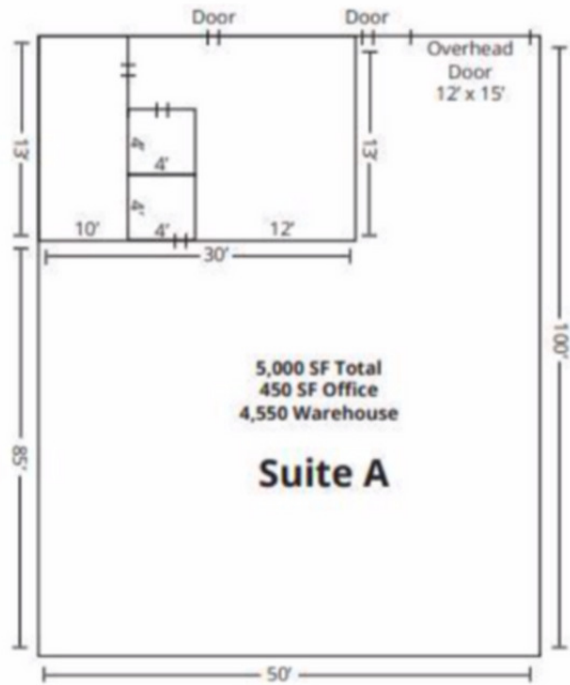
Additional Photos



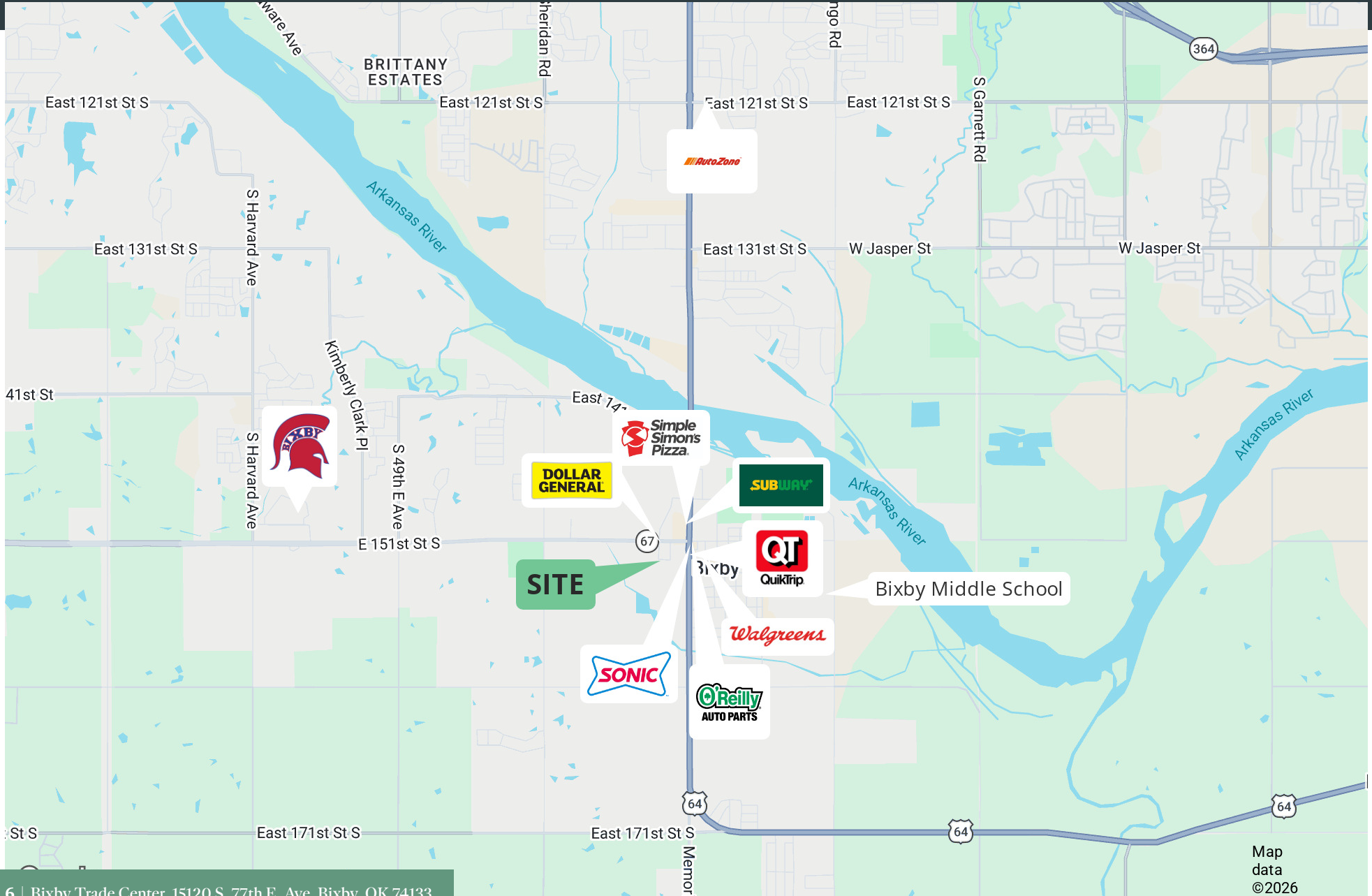
Additional Photos



Floor Plans



Location Map

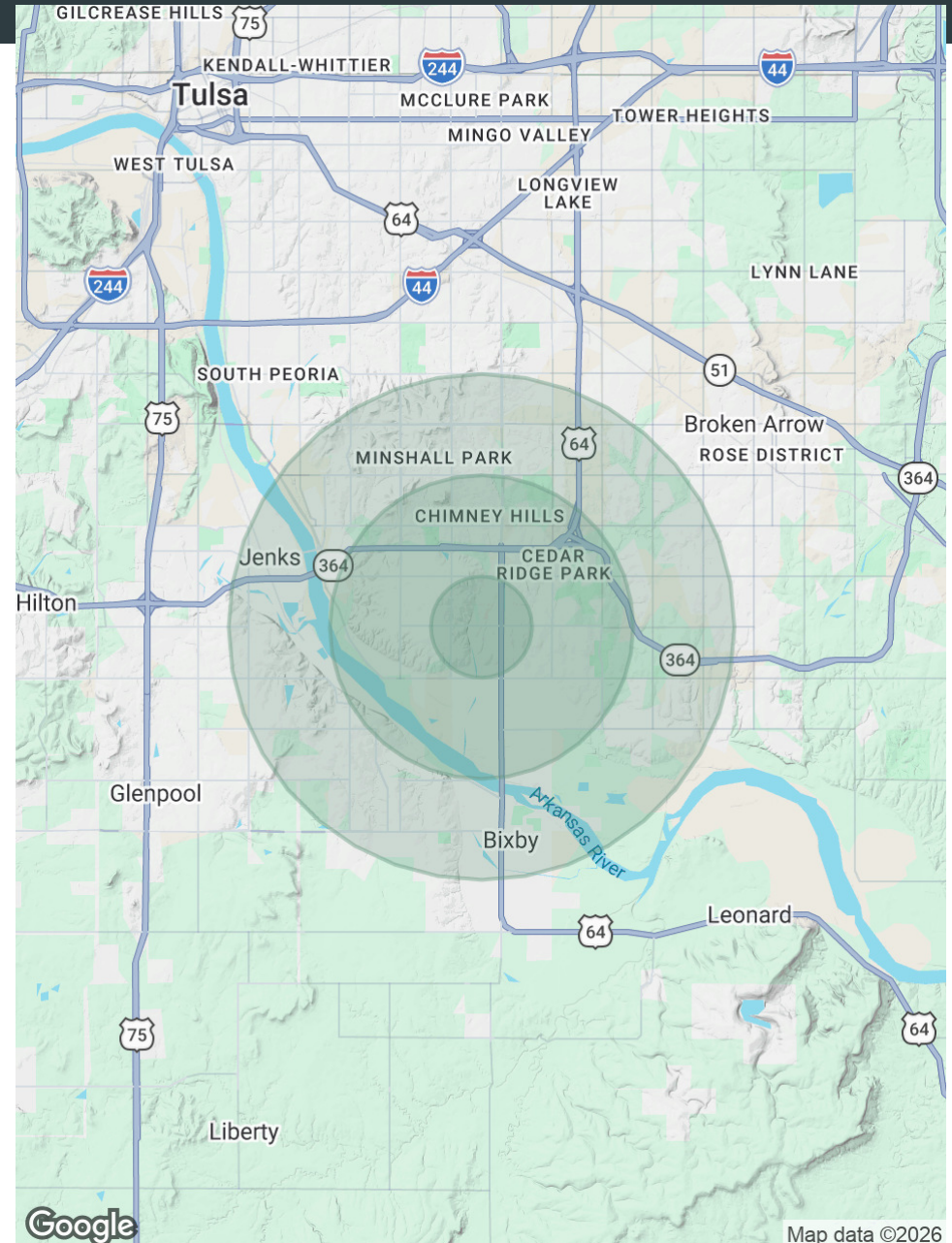


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	7,942	60,148	161,246
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,952	22,857	63,515
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$154,496	\$146,718	\$121,141
Average House Value	\$512,368	\$439,349	\$357,677

Demographics data derived from AlphaMap



Contact

Neil Dailey, SIOR
Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

Kalvin Burghoff
Vice President
832.689.7095
kburghoff@mcgrawcp.com

Dakota Brasher
Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties
4105 S. Rockford Ave.
Tulsa, OK 74105
mcgrawcp.com