

FOR LEASE

7431 N

104th E Ave
Owasso, OK 74055



Robinson Industrial Park

CBRE

*Representative Photo



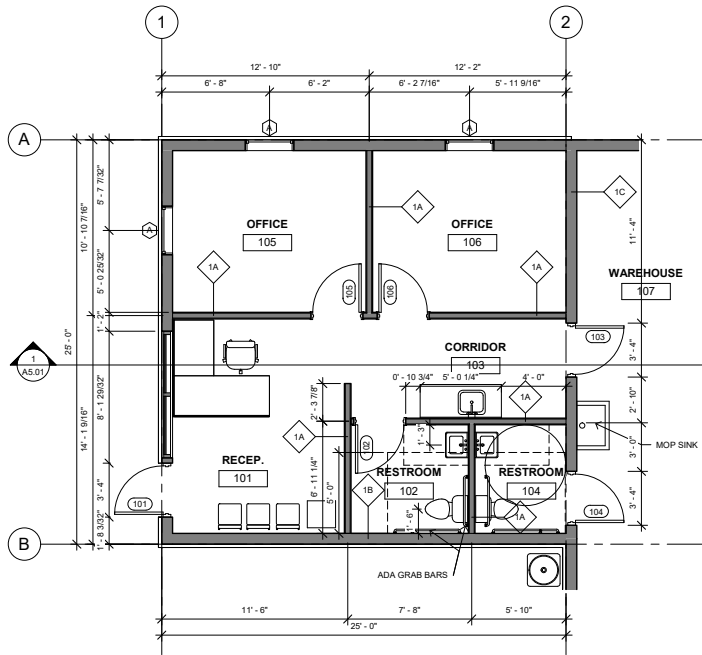
*Representative Photo

PROPERTY FEATURES

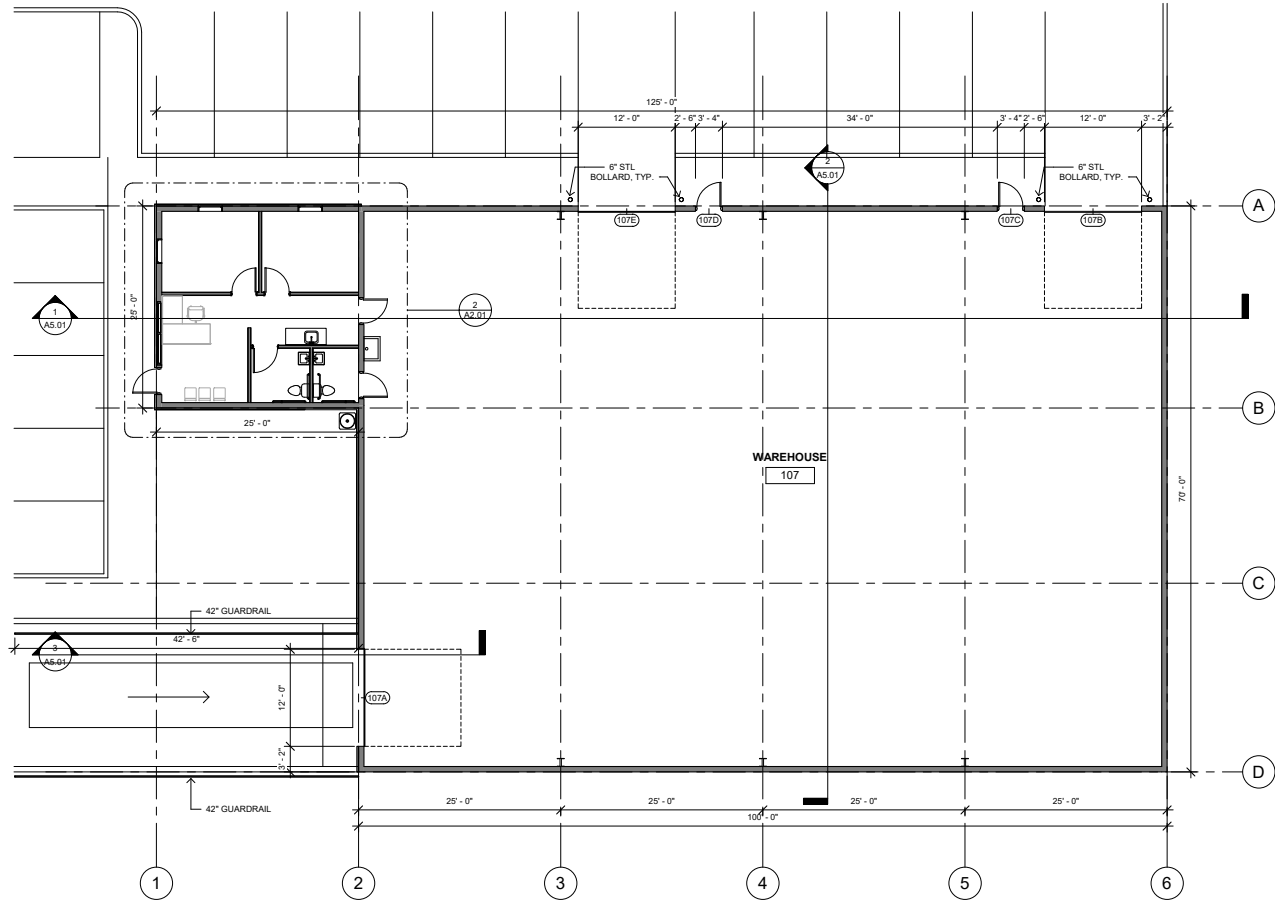
- › New Construction in a Class A Industrial Park estimated completion Q2 - Q3 2026
- › 7,625± SF Total*
- › 625± SF Office*
- › 19' Eave Height
- › 16' Clear Height
- › (1) 12' x 14' Dock High Door
- › (2) 12' x 14' Overhead Doors
- › 3 PH 400 amp 120/240 V
- › Radiant Tube Heaters
- › LED Lights
- › Zoned IL
- › Close to Downtown Owasso
- › Convenient Access to Highways 169 & 75

**Source: Owner*

Floor Plan

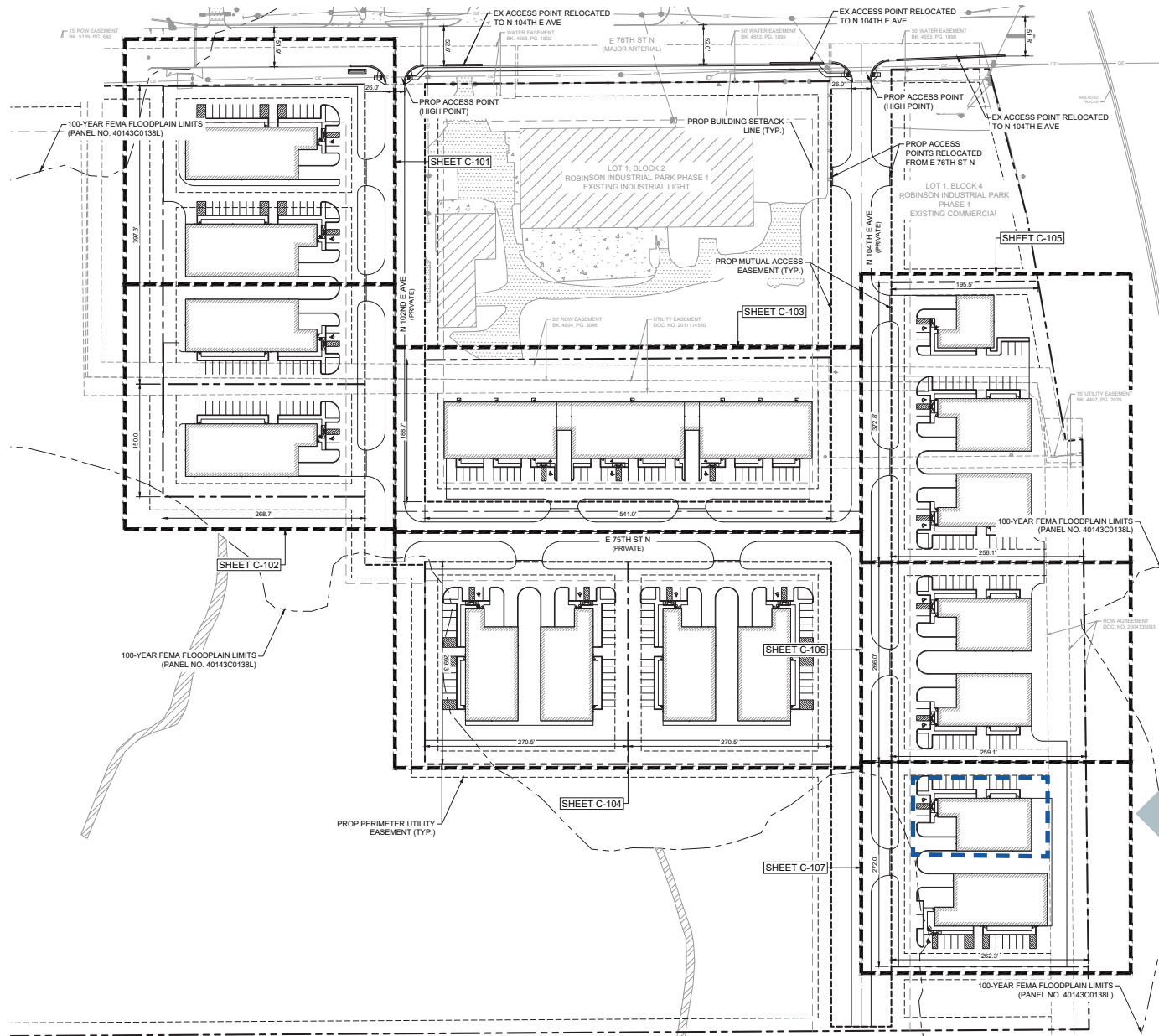


2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



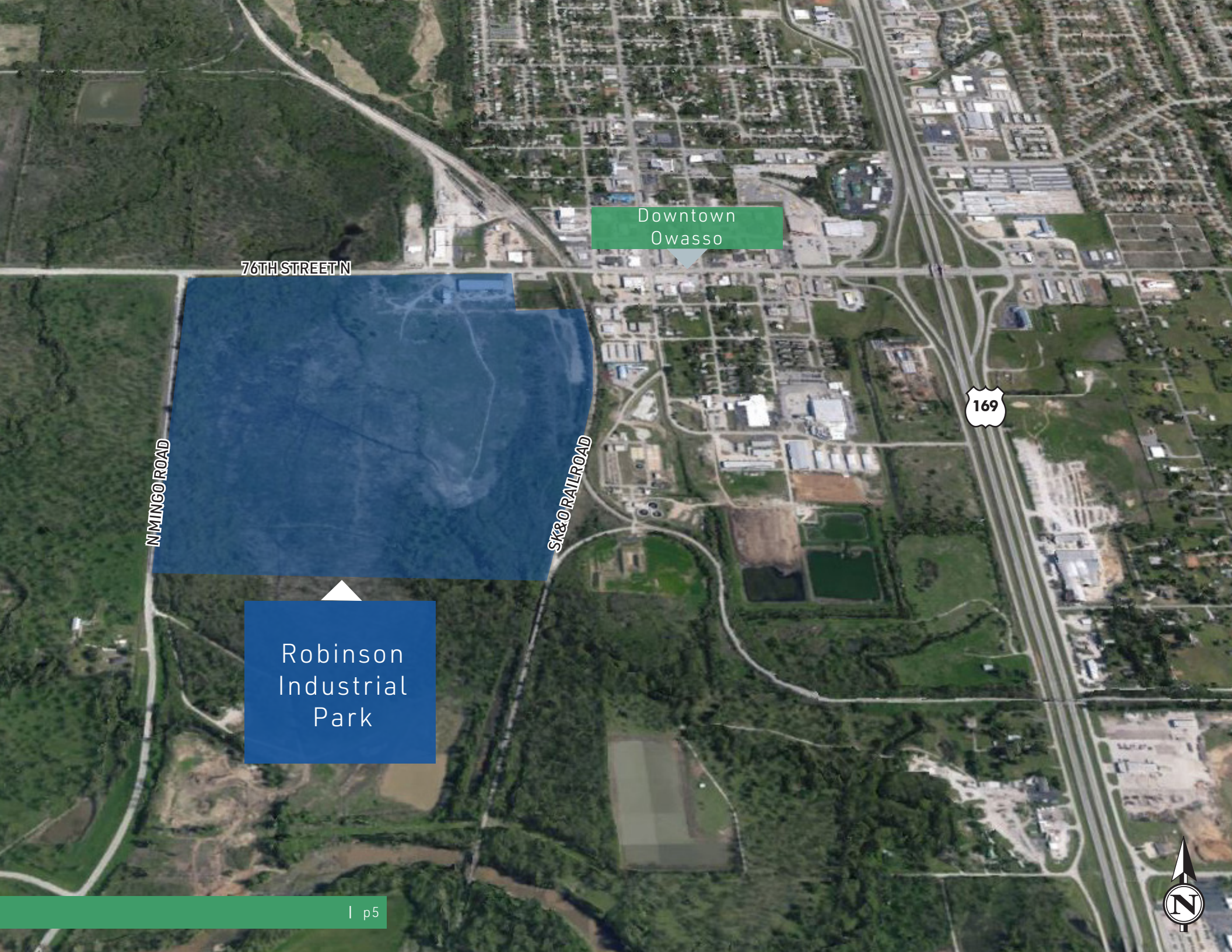
1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

Site Plan



Subject Property





Downtown
Owasso

76TH STREET N

N MINGO ROAD

SK&O RAILROAD

169

Robinson
Industrial
Park





76TH STREET N

N MINGO ROAD

S K&O RAILROAD

Robinson
Industrial
Park

Area Demographics

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	10 MILES
---------------------------	--------	---------	----------

POPULATION

2024 Population	31,875	52,751	228,266
2029 Population - Projection	32,996	54,828	233,585
2020-2024 Annual Growth Rate	1.28%	1.33%	0.65%

HOUSEHOLDS

2024 Households	12,259	19,882	85,461
2029 Households - Projection	12,808	20,837	88,073
2020 Households	11,518	18,616	82,672
2020-2024 Household Growth Rate	1.48%	1.56%	0.78%
2024-2029 Household Growth Rate	0.88%	0.94%	0.60%
2024 Average Household Size	2.58	2.64	2.63

HOUSEHOLD INCOME

2024 Average Household Income	\$103,558	\$109,212	\$81,659
2024 Median Household Income	\$78,083	\$81,976	\$56,625

EDUCATION

HS & Associates Degrees	12,214 (57.4%)	20,672 (59.0%)	93,052 (63.3%)
Bachelor's Degree or Higher	8,053 (37.9%)	12,771 (36.5%)	34,825 (23.7%)

PLACE OF WORK

2024 Businesses	1,255	1,735	7,465
2024 Employees	16,761	25,717	99,416

Why Owasso

Owasso is one of the fastest growing cities in Oklahoma, with an average annual growth rate of nearly 1%. One of Owasso's key strengths is its strategic location and immediate accessibility to the Tulsa International Airport, the Tulsa Port of Catoosa, and the Cherokee Industrial Park. With air, rail, interstate, water and intermodal transportation, Owasso's location provides access to more than 18 million people within a 250-mile radius. Owasso's accessibility, affluence, educational opportunities shopping, character and quality of life have made this community "home" to many of those who work for Tulsa regional anchor employers.

Major industries in the Owasso area include aerospace manufacturing and aviation, healthcare, energy, machinery, and transportation, distribution and logistics. Small businesses and entrepreneurs also thrive here. Industry clusters positioned to grow in the Owasso area include aerospace parts manufacturing, metal manufacturing, destination and R&D medical, office/headquarters, and information technology.

(chooseowasso.com 2024)



#4 Top Oklahoma Community Most Recommended by Locals

(StudyFinds.com 2023)



#6 Best Places for Young Professionals in Oklahoma

(Niche.com 2023)



#7 Most Recession-Proof Cities in the U.S.

(Livability.com 2023)



#45 Best Run City in America

(WalletHub.com 2023)



#101 Best Places to Live

(U.S. News & World Report 2023)



7431 N
104th E Ave
Owasso, OK 74055

Robinson Industrial Park

CONTACTS

DAVID GLASGOW, SIOR, CCIM

First Vice President
+1 918 798 8787
david.glasgow@cbre.com

ALEX POWELL, CCIM

First Vice President
+1 918 706 3578
alexander.powell@cbre.com

KURT GILLER, SIOR, CCIM

Vice President
+1 785 341 7071
kurt.giller@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE