



1402 S 69th East Ave, Tulsa, OK 74126

FOR SALE

NON-ENDORSEMENT OVERVIEW

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Property Overview

An exceptional opportunity to acquire a single-tenant industrial investment leased to PCC Aerostructures, a subsidiary of Precision Castparts Corp. (a Berkshire Hathaway company). The tenant has occupied the property since 2008, with a lease in place through July 2028.

The **±82,332 SF** facility sits on **±5.40 acres** of land with 9 grade-level doors and strong utility infrastructure. The property benefits from long-term income stability, high-credit tenancy, and a location within one of Tulsa's key industrial corridors.

HIGHLIGHTS

- ◆ Single-tenant investment with long-standing, nationally backed tenant
- ◆ Leased to PCC Aerostructures, a Berkshire Hathaway company subsidiary
- ◆ Secure income through mid-2028
- ◆ Functional building layout with expansion potential
- ◆ Strategic Tulsa location with access to major highways and workforce





Property Details

Building Size: 82,332 SF

Lot Size: ±235,224 SF (5.40 AC)

Year Built / Renovated: 1970

Zoning: IM – Industrial

APN: 37875-93-11-10380 | Block-12

Drive-In Doors: 9 total (8' W x 12' H)

Occupancy: 100% Leased to PCC Aerostructures

Lease Expiration: 7/31/2028

PURCHASE INFORMATION

Price: \$5,900,000

Current CAP Rate: 8.35%

Net Operating Income (NOI): \$492,744

Building Price Per SF: \$72

Land Price Per SF: \$25

Tenant Overview

PCC Aerostructures

PCC Aerostructures is a division of Precision Castparts Corp., a global manufacturer of complex metal components and products serving aerospace, power generation, and general industrial markets. Headquartered in Portland, Oregon, PCC operates over 150 facilities worldwide.

PCC Aerostructures specializes in precision-engineered structural assemblies and components for commercial and military aircraft, and its long-term occupancy at this Tulsa facility underscores its operational importance. In 2016, PCC was acquired by Berkshire Hathaway Inc., adding financial strength and stability to its credit profile.

The Tulsa location supports critical aerospace manufacturing and has been in continuous operation by PCC since 2005, making this investment a proven and reliable income-producing asset.



Rent Roll

Current Rent Roll

Suite	Tenant	RBA	% of RBA	Rent / SF	Monthly Rent	Annual Rent	Reimbursement	Total Rent	Lease Start	Lease End	WALT
A	PCC Aerostructures	82,332	100%	\$ 0.50 \$ 5.98	\$ 41,062	\$ 492,744	\$ 197,597	\$ 690,341	8/1/2008	7/31/2028	2.11
	Total	82,332	100%		\$ 41,062	\$ 492,744	\$ 197,597	\$ 690,341			2.11



Investment Summary

Purchase Information

Price	\$5,900,000
Down Payment	\$1,770,000 30%
Current CAP Rate	8.35%

Property Information

Year Built / Renovated	1970
Building Square Footage	82,332
Lot Size (AC)	5.40
Lot Size (SF)	235,224
Building Price Per FT	\$ 72
Land Price Per FT	\$ 25

Proposed Financing

Loan Amount	\$ 4,130,000
Loan To Value (LTV)	70%
Interest Rate	6.500%
Years Amortized	25
Monthly Payment	\$ 28,215
Annual Payment	\$ 338,584

Operating Data

Current Operating Data

Annual

Base Rent	\$ 492,744
Reimbursement	\$ 197,597
Total Income	\$ 690,341
Vacancy	\$ -
Estimated Gross Income (EGI)	\$ 690,341
Total Expenses	\$ (197,597)
Net Operating Income (NOI)	\$ 492,744
Less Loan Payments	\$ (338,584)
Pre-Tax Cash Flow	\$ 154,160
Plus Principal Reduction	\$ 68,190
Total Return Before Taxes	\$ 222,351

(1.46)

DCR

8.71%

Cash on Cash

12.56%

Total Return

Sale Comparables

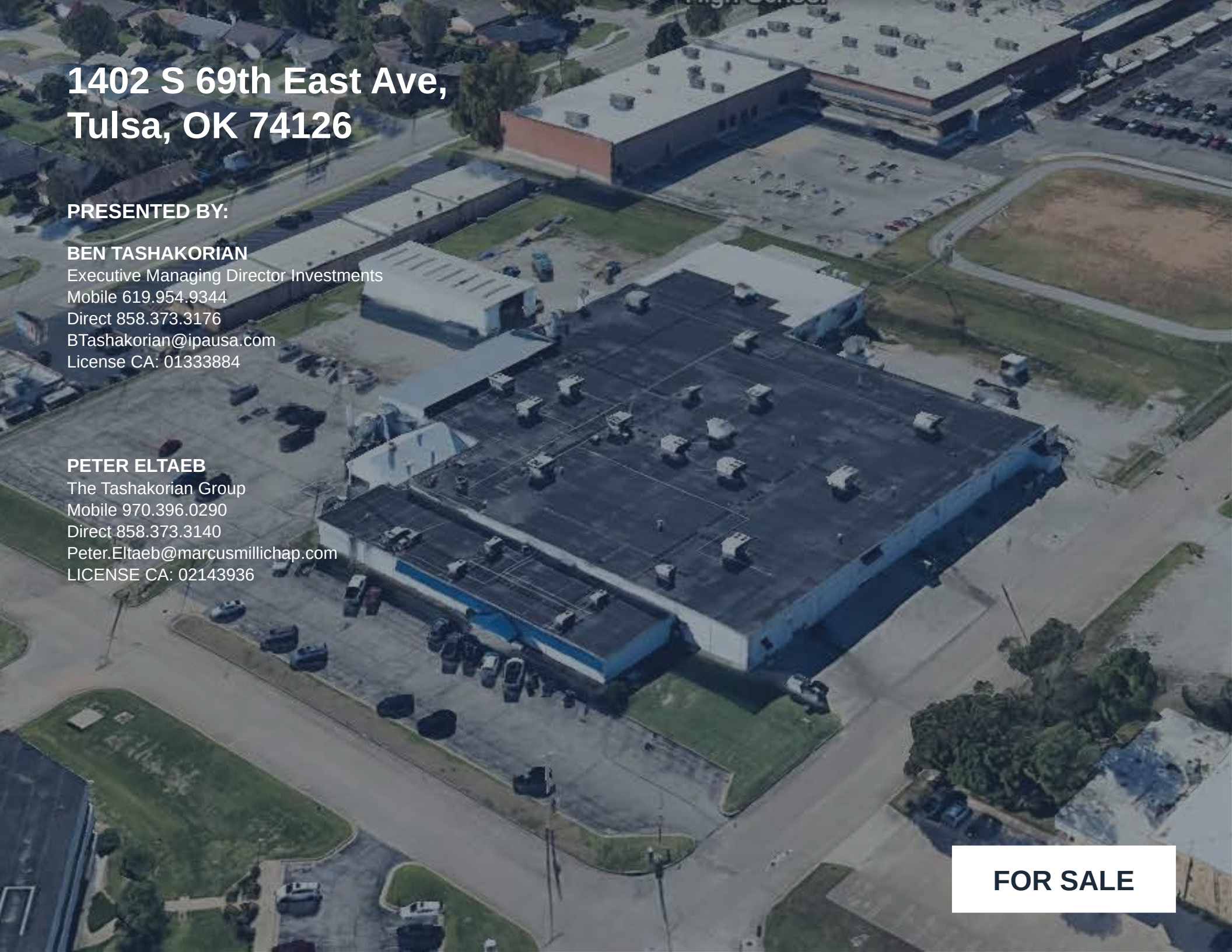
Sale Date	Property Address	Property Type	Size	Sale Price	Price Per SF	Submarket Name	Year Built
4/1/2026	8531 E 44th St	Industrial	77,364	\$ 5,750,000	\$ 74.32	South Central Tulsa	1970
3/31/2026	2208-2212 N Sheridan Rd	Industrial	118,883	\$ 5,088,714	\$ 42.80	Northeast Tulsa	1948
2/13/2026	10606-10626 E Pine St	Industrial	61,156	\$ 4,939,896	\$ 80.78	Northeast Tulsa	1978
11/21/2025	6566 E Skelly Dr	Industrial	49,940	\$ 3,279,823	\$ 65.68	South Central Tulsa	1975
10/16/2025	1870 N 109th East Ave	Industrial	52,070	\$ 3,000,000	\$ 57.61	Northeast Tulsa	1977
9/25/2025	6920 E Virgin St	Industrial	41,925	\$ 2,900,000	\$ 69.17	Northeast Tulsa	1999
8/8/2025	5309 E Pine St	Industrial	37,948	\$ 2,660,000	\$ 70.10	Northeast Tulsa	1970
2/27/2025	1888 N 109th Ave	Industrial	36,925	\$ 4,450,000	\$ 120.51	Northeast Tulsa	1974
12/11/2024	9900 E 47th PI	Industrial	30,360	\$ 2,050,000	\$ 67.52	South Central Tulsa	1977
			56,286	Average	\$ 72.05		

Lease Comparables

Sign Date	Start Date	Address	City	SF Leased	Rent/SF/Yr	Services
Jun-26	Jun-26	12210 E 1st St	Tulsa	36,801	\$7.50	NNN
Apr-26	Sep-26	7700 E 38th St	Tulsa	38,896	\$6.35	NNN
Jan-26	Jul-26	3515 Dawson Rd	Tulsa	134,475	\$6.50	NNN
Dec-25	May-26	4477 S 70th East Ave	Tulsa	88,562	\$6.00	NNN
Nov-25	Nov-25	1212 N Rockford Ave	Tulsa	31,311	\$6.00	NNN
Nov-24	Nov-24	11815 E Apache St	Tulsa	41,808	\$7.25	NNN
			Average	61,976	\$6.60	







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