

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

8645 W. 21st Street presents a rare opportunity to lease quality industrial space within a multi-tenant industrial facility strategically located in Sand Springs, Oklahoma, just west of Tulsa. The property consists of approximately 119,521 square feet across three total suites, with two spaces currently leased and one remaining vacancy totaling 23,793 square feet available for immediate occupancy. The available suite is offered at \$6 per square foot NNN and is well-suited for manufacturing, warehousing, distribution, or service-oriented industrial users seeking functional space with strong power and loading capabilities. Current tenants are CRI Environmental Solutions and Fullerton Finish Systems.

## PROPERTY HIGHLIGHTS

- Drive-In Doors: 1 (12'x12'), 1 (12'x14')
- Dock-High Doors: 1 (12'x18')
- Eave Ht: 19'
- Peak Ht: 23'
- Clear Ht: 15'
- Fully Sprinkled
- Secured Yard Space
- 6 Private office, Conference Room, Kitchen / Break room

## OFFERING SUMMARY

Lease Rate:	\$6 / SF/YR (NNN)
Monthly Rent:	\$11,900 + NNN
Available SF:	23,793 SF
Min Lease Term:	3 Years

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	975	7,858	19,751
Total Population	2,678	19,670	49,071
Average HH Income	\$84,677	\$79,095	\$74,269

## CHANDLER MOREAU

Owner / Managing Broker  
 O: 918.370.2877  
 chandler@moreaupropertyadvisors.com

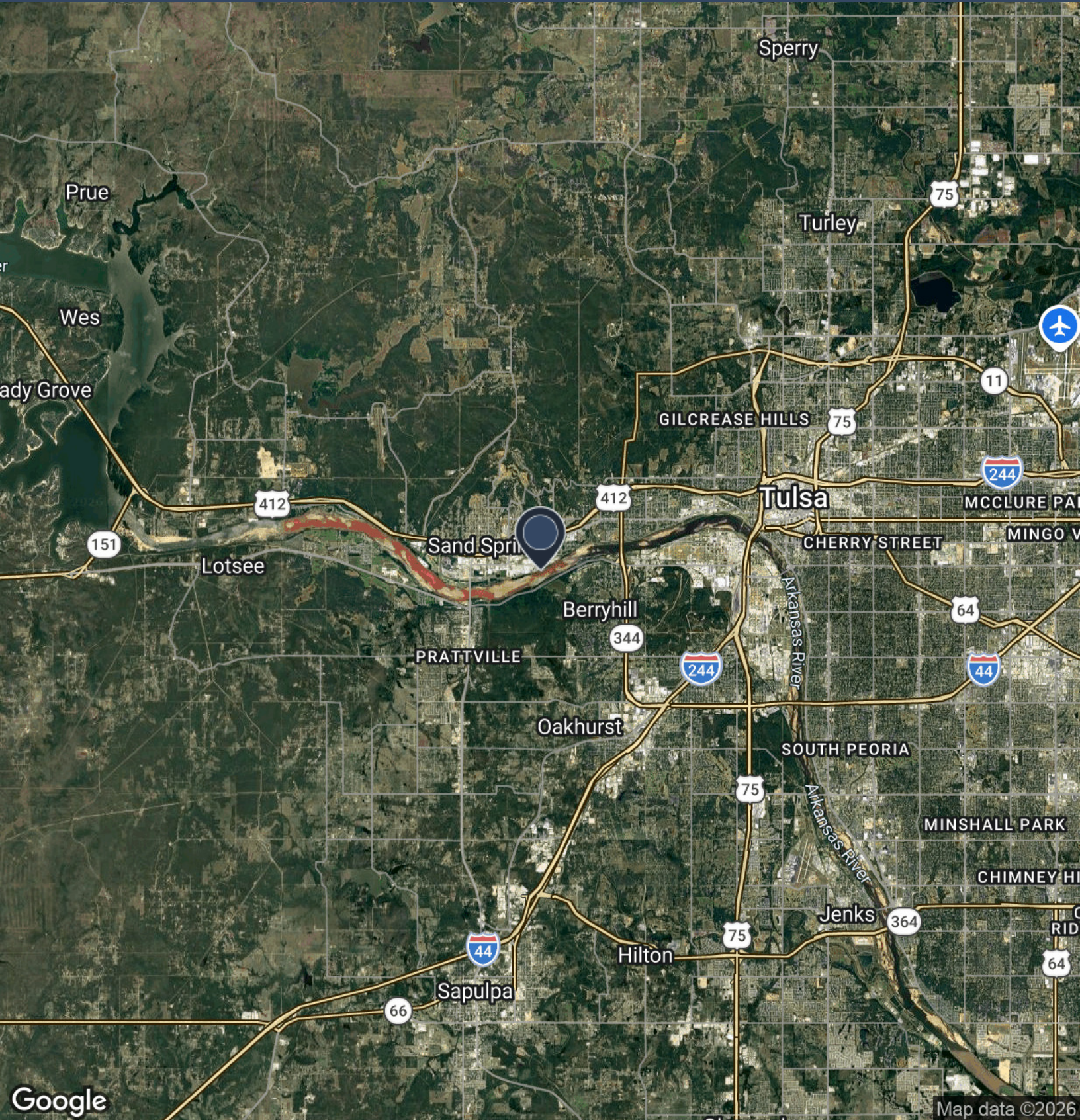
# ADDITIONAL PHOTOS



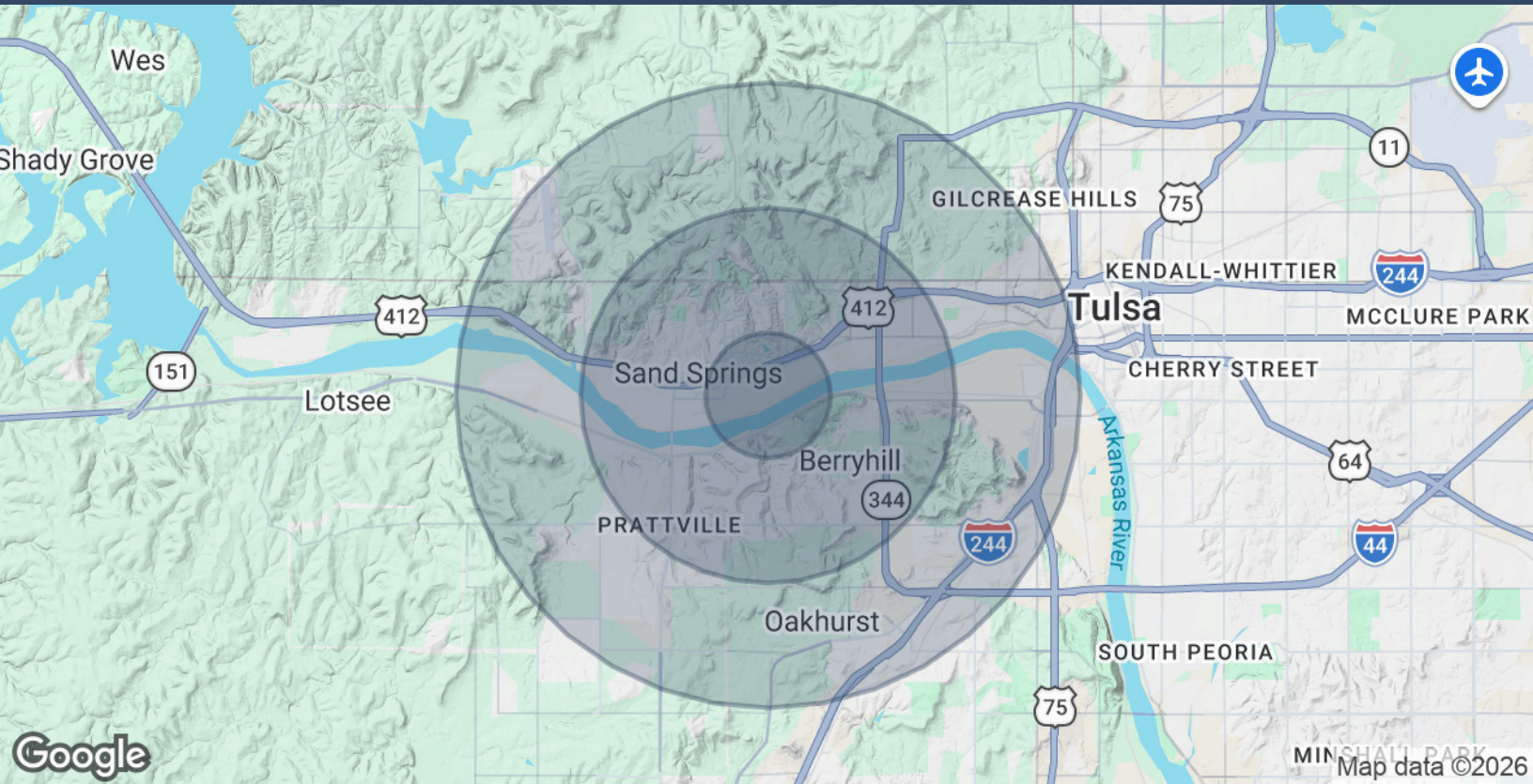
**CHANDLER MOREAU**

Owner / Managing Broker  
O: 918.370.2877  
chandler@moreaupropertyadvisors.com

# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,678	19,670	49,071
Average Age	34.7	39.2	39.5
Average Age (Male)	34.8	37.3	38.0
Average Age (Female)	31.6	40.6	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	975	7,858	19,751
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$84,677	\$79,095	\$74,269
Average House Value	\$182,525	\$187,485	\$172,045

2023 American Community Survey (ACS)

## CHANDLER MOREAU

Owner / Managing Broker  
 O: 918.370.2877  
 chandler@moreaupropertyadvisors.com