

Industrial For Sale/ Lease

14360 S. 4070 Rd
Oologah, OK 74053

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Property Summary



Property Description

Situated on 6.37 acres in the growing Oologah industrial corridor, this well-improved industrial property offers a rare combination of functional shop space, excess land, and room for outside storage or future expansion.

The site features two metal-frame buildings on concrete slab foundations, ideal for owner-users, contractors, light manufacturing, fabrication, storage, service operations, or rural commercial users.

Offering Summary

Sale Price:	\$650,000
Lease Rate:	\$6 SF/yr (NNN)
Number of Units:	2
Available SF:	5,000 - 7,500 SF
Lot Size:	6.37 Acres
Building Size:	12,500 SF

Building 1 Highlights:

- Metal frame construction
- Concrete slab foundation
- 15' eave height
- 6" concrete slab floor
- 240V 3-phase, 600-amp power
- G4 wind rating
- (2) 150,000 BTU furnaces
- (2) 5-ton HVAC units
- Spray foam insulation
- (1) 12' x 12' grade-level overhead door

Building 2 Highlights:

- Metal frame construction
- Concrete slab floor
- 16' eave height
- 4" concrete slab
- (1) 10' x 10' grade-level overhead door

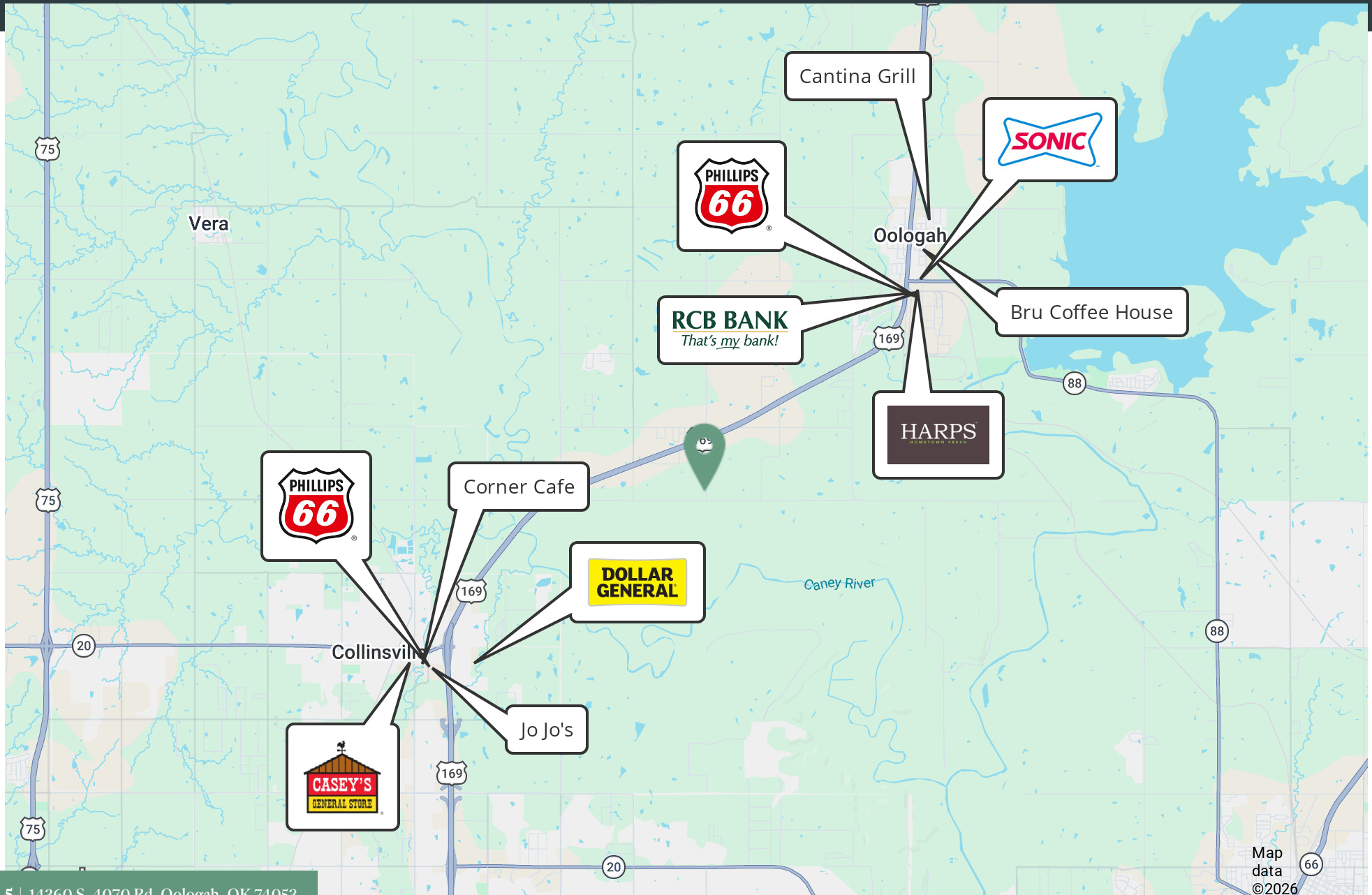
Site Plans



Additional Photos



Location Map

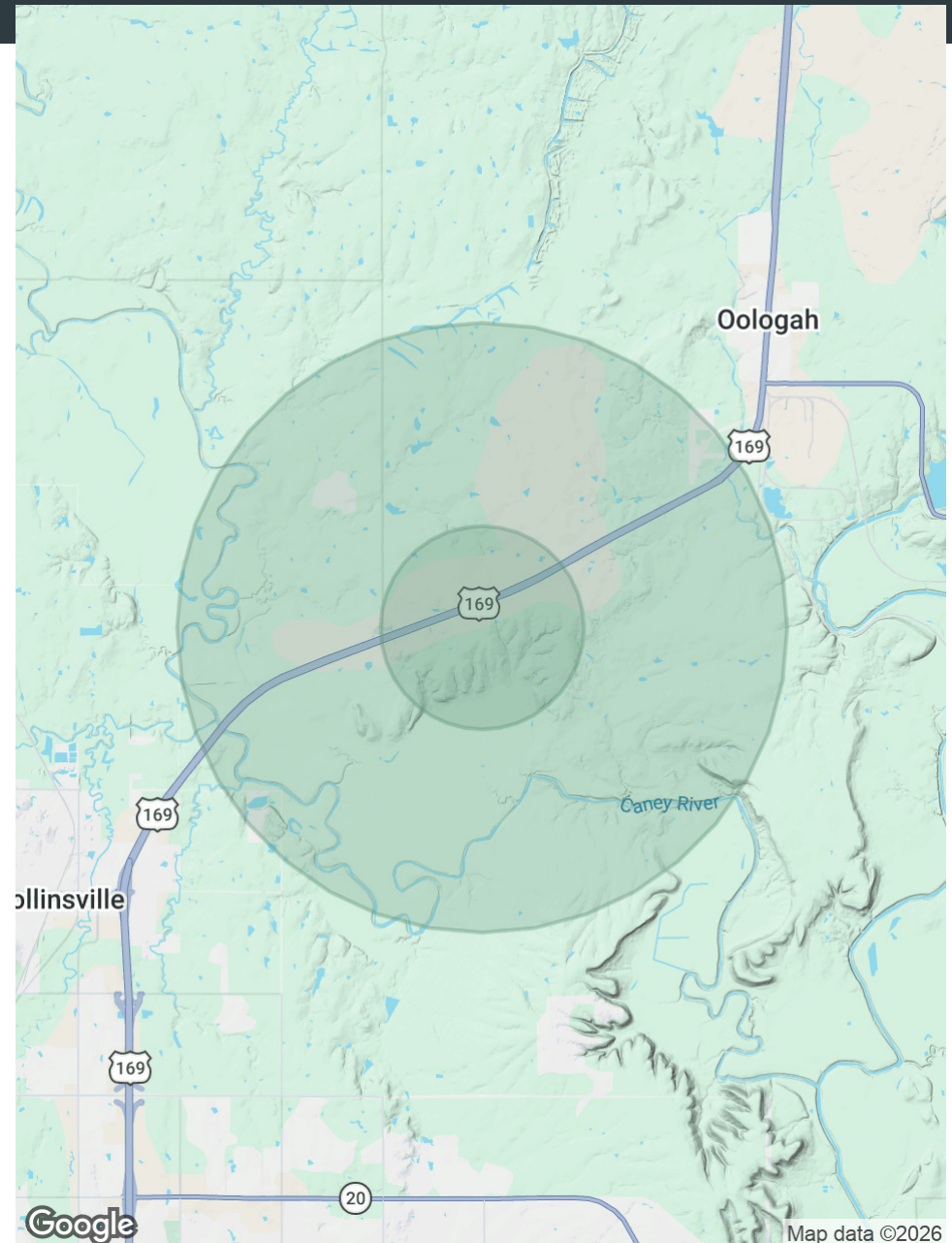


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	278	3,156	11,158
Average Age	39.5	39.1	39.5
Average Age (Male)	40.8	39.5	39.3
Average Age (Female)	37.6	38.4	39.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	93	1,043	3,839
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$102,658	\$111,789	\$109,699
Average House Value	\$228,549	\$239,239	\$239,725

2023 American Community Survey (ACS)



Contact

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