

AVAILABLE FOR SALE OR LEASE

14201 & 14225 EAST MARSHALL STREET, TULSA, OK 74116



HORIZON
COMMERCIAL REAL ESTATE

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HORIZON

COMMERCIAL REAL ESTATE

The most trusted name in commercial real estate by providing industry leading technology, innovative solutions, and superior service.

At Horizon, we combine cutting edge technology, superior marketing, and our expansive market expertise to deliver an exemplary client experience with the best energy and enthusiasm in the market.

Our clients have come to depend on us for our market expertise, innovative technology, creative solutions, and excellent service. We have had amazing success and are grateful to have served a wide range of clientele from Fortune 500 tenants to institutional owners to local landlords and everything in-between.

Simply put - our knowledge and experience will add value to your real estate! Discover the difference.

TRUST

SERVICE

ENERGY

INTEGRITY

KNOWLEDGE

ASKING PRICE		\$890,000
PRICE/SF		\$81.91
YEAR BUILT		1978
TOTAL RBA (SF)		10,865
14201 PARCEL SIZE (AC)		0.86
14225 PARCEL SIZE (AC)		0.815
TOTAL LAND SIZE (AC)		1.68
TOTAL LAND SIZE (SF)		72,963
ZONING		IL
CEILING HEIGHTS		12'
OVERHEAD DOORS		2
POWER		3 Phase
PARKING RATIO	22 Surface Spaces; 2/1,000 SF	
LEASE TYPE		NNN
ANNUAL RENT/SF		\$8.20

Available for separate purchase:

- Large, pad-mounted exterior generator
- Cannabis grow items: tables, LED grow lights, CO2 system, etc. are in place and available for purchase.

Highlights

NEW ROOF INSTALLED IN 2022

PURCHASE PRICE INCLUDES 0.815-ACRE ADJACENT LOT FOR FUTURE ADDITIONAL BUILDING

STATE ENTERPRISE ZONE FOR POTENTIAL STATE TAX CREDITS

FEDERAL OPPORTUNITY ZONE

FENCED PERIMETER

SECURITY CAMERAS

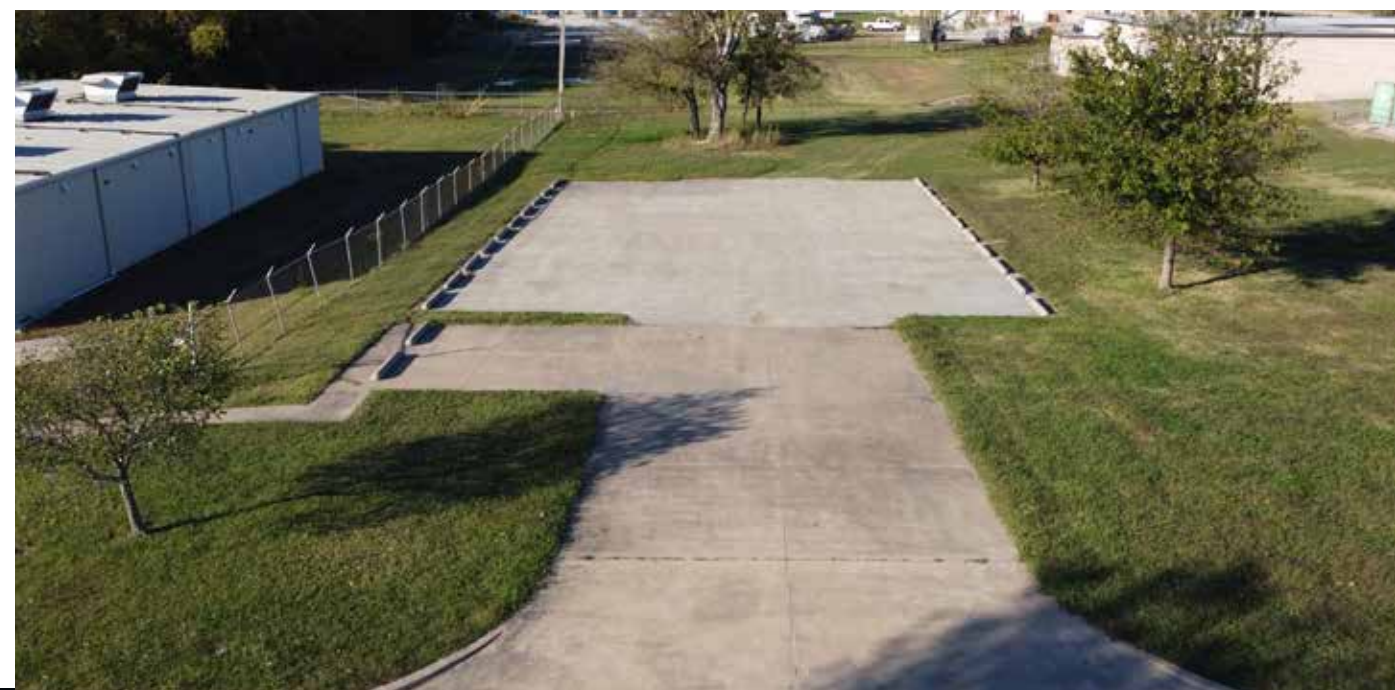
OFFICES AND SHOP ARE 100% AIR CONDITIONED

PREVIOUSLY LICENSED CANNABIS GROW

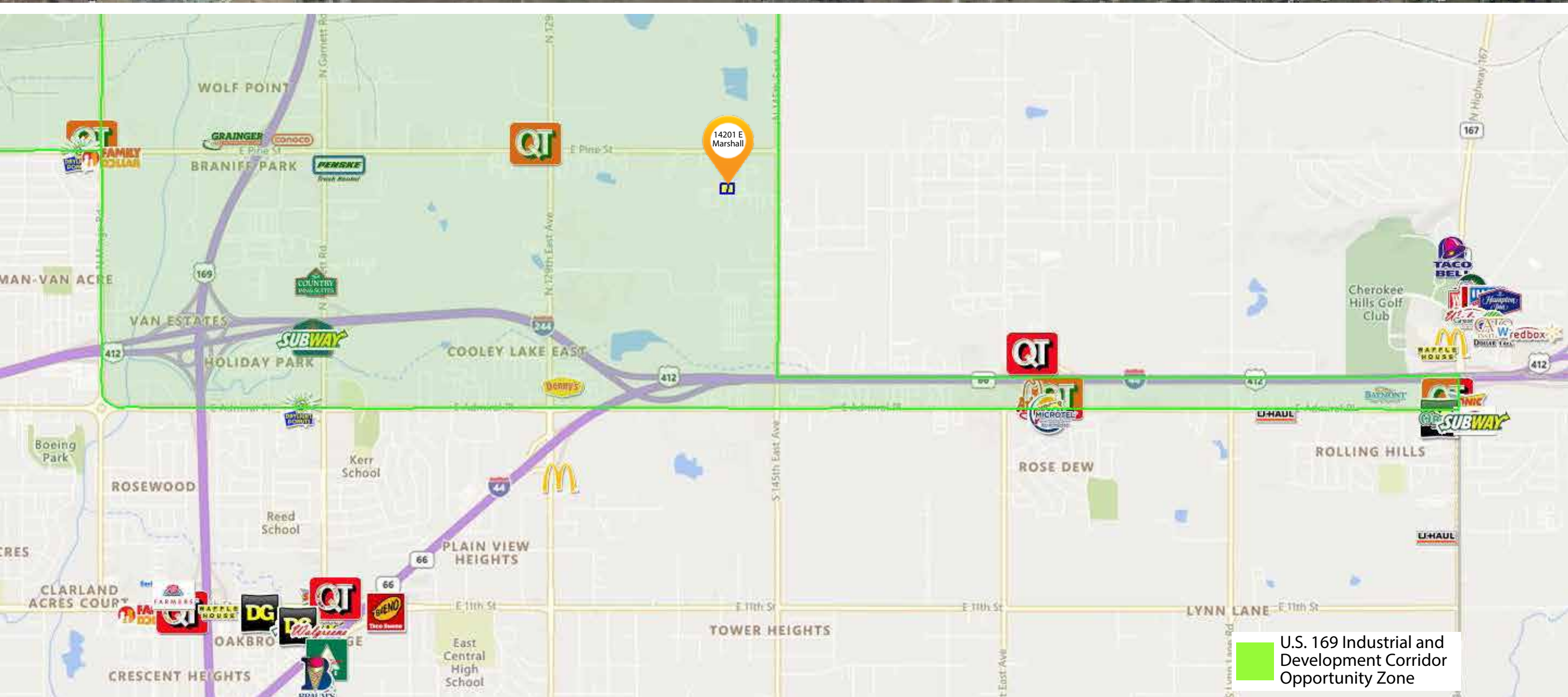
CENTRALLY CONTROLLED TEMPERATURE SYSTEMS IN EACH ROOM

HEAVY ELECTRIC (HAS BEEN A MACHINE SHOP)









DEMOGRAPHIC SUMMARY

14201 E Marshall St, Tulsa, Oklahoma, 74116

Ring of 1 mile

KEY FACTS

449

Population



172

Households

42.9

Median Age

\$51,885

Median Disposable Income

EDUCATION

9%

No High School Diploma



38%

High School Graduate



35%

Some College



18%

Bachelor's/Grad/Prof Degree

INCOME



\$61,700

Median Household Income



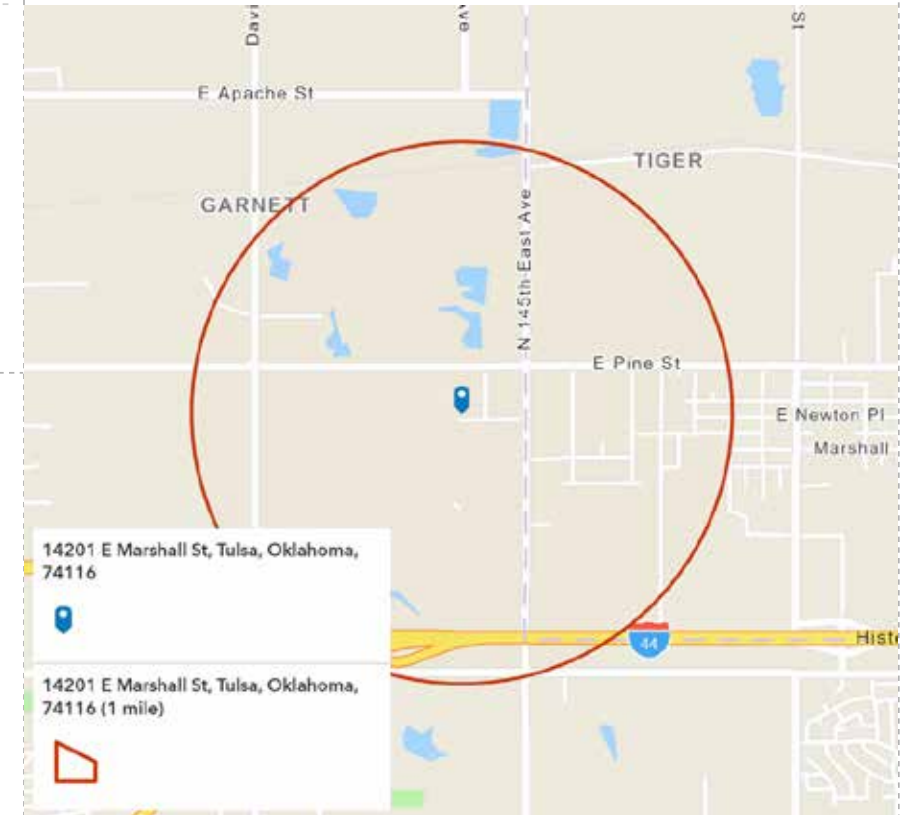
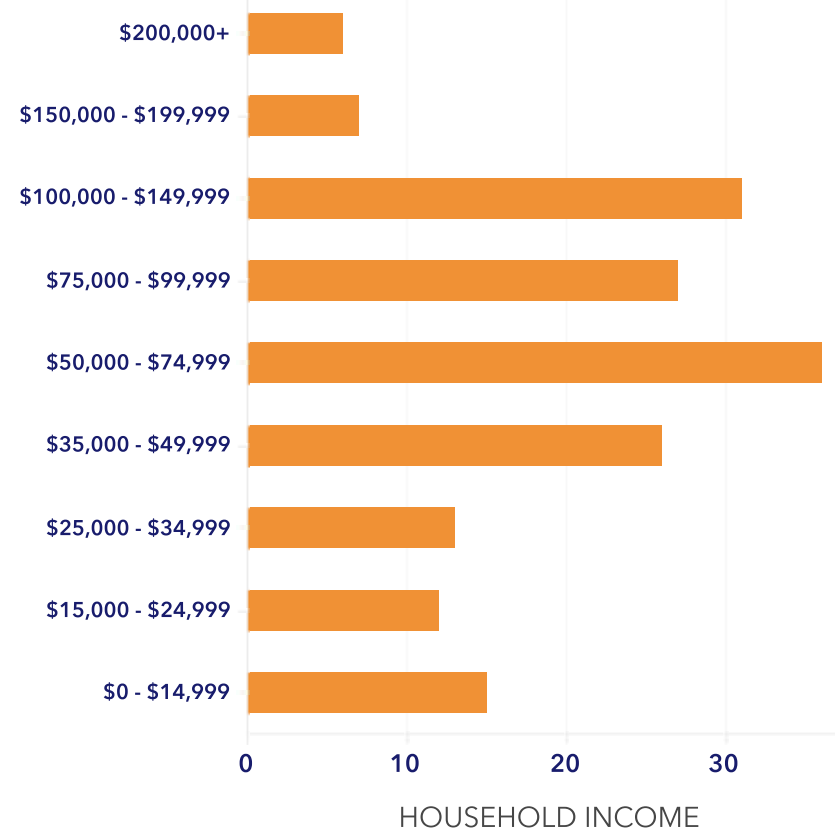
\$27,708

Per Capita Income



\$192,040

Median Net Worth



EMPLOYMENT



60%

White Collar



29%

Blue Collar



12%

Services

2.7%

Unemployment Rate

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