



**227,275 SF WAREHOUSE |
OWNER-USER & VALUE-ADD
OPPORTUNITY**

1901 BOUNDARY AVENUE PAWHUSKA, OKLAHOMA

SCOPE
INVESTMENT REAL ESTATE SERVICES

BANG
REALTY

OFFERING MEMORANDUM

[CONTACT THE TEAM](#)

1901 BOUNDARY AVENUE PAWHUSKA, OKLAHOMA

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MHER M. VARTANIAN

Director

As an accomplished, dependable Portfolio Manager, Broker, Advisor, and Team Lead, Mher Vartanian has a proven history of exceeding goals and delivering measurable wins for the organizations and clients he represents. His ability to be an influential communicator has allowed him to become adept at building a strong network of relationships with partners and engaging diverse prospects, clients, and leadership to negotiate and close deals which drive growth. With a broad experience across asset classes and financial markets, he has developed an eye for identifying and capitalizing on market opportunities. Recognized as an innovative thinker, Mher possess the capacity to solve complex problems and judgment to make sound, impactful decisions. Mher also works with clients who are not yet in a position to sell by recommending strategies to strengthen property value, improve efficiency, generate greater cash-flow, manage debt, and reduce expenses during their hold period. Mher has a history in commodities trading, and specialized in Wealth Management at Goldman



CRAIG DUNKLE

Senior Director

Craig has built a team of 13 highly qualified professionals specializing in Multi-Tenant Retail, Multi-Family, Office, Industrial, and Net Leased properties. Leading his team, the Dunkle Vartanian Group has arranged the sale of over 100 assets throughout the Mid-Atlantic region and beyond, totaling over \$500 million in transactions to date. Recently promoted to Senior Director, he was promoted twice in 2020, once in 2019, and has been awarded the National Achievement Award every year since 2019. In 2021, Craig was named the #1 agent in the Philadelphia Office, with a total annual sales volume of \$171.5M. The training and development of new mentees are a passion of Craig's. So much so, in 2021, Craig also received the prestigious Mentor of the Year award, an accomplishment he is most proud of. He recognizes the hurdles a new commercial broker must overcome to make a name for themselves in the industry, and he enjoys leading by example while training and developing new associates. Craig looks out for his partners, from learning how to build a solid database to generating leads, navigating the under-contract process, and closing a deal; Craig helps his mentees, taking great pride in seeing them become independent licensees capable of managing their way through the broker continuum from start to finish.



NICK DIPRIMIO

Senior Associate

Nick DiPrimio, Senior Associate at SCOPE, specializes in Industrial & Office Investment Sales across the Mid-Atlantic region with an emphasis on properties with government and medical tenancy. Prior to joining SCOPE, Nick began his career at Marcus & Millichap where he self-sourced over \$23 million worth of transactions. Nick has over 2 years of brokerage experience and is well-versed in the nuances of State and Federal Government leases. Prior to starting brokerage, Nick graduated from Drexel University's LeBow College of Business majoring in Finance and minoring in Real Estate Development & Management. In his free time, Nick enjoys working out at the gym, watching sports, and reading.



JOSEPH BATRES

Vice President

Joseph Batres is a specialist in the acquisition and disposition of office and industrial real estate investment properties throughout the country, and specifically focused on the Mid-Atlantic region. Joseph possesses a solid background of over 15 years in real estate and business development. His areas of expertise include mergers and acquisitions of small businesses, Delaware corporate governance, business development, incorporation, and providing an executive advisory role on entity management solutions.



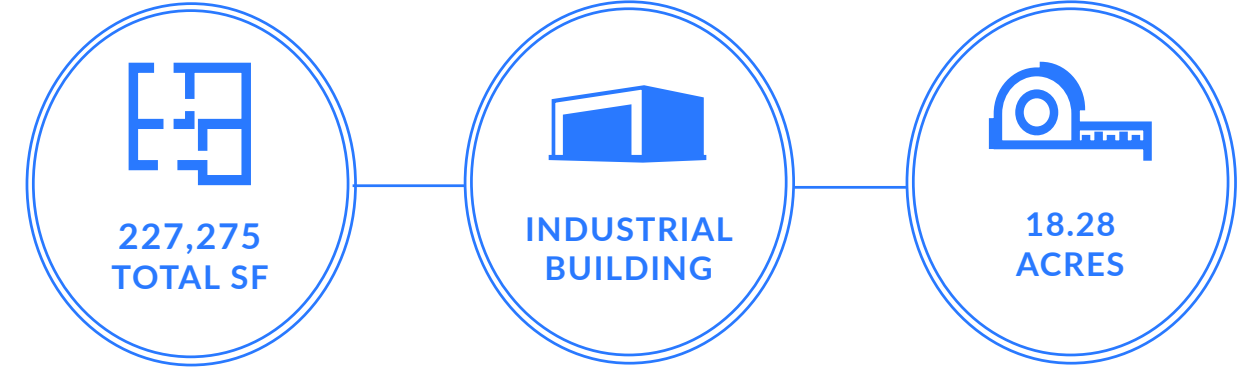
PROPERTY OVERVIEW

SCOPE Commercial Real Estate Services, LLC "SCOPE" and Bang Realty, Inc. are pleased to present 1901 Boundary Avenue located in Pawhuska, Oklahoma.

The 227,275-square-foot industrial property is situated on 18.28 acres, approximately 23 miles from Bartlesville and 52 miles from Tulsa. Recently renovated, the property's improvements include a new fire suppression system and a new water line. The total gross area consists of 219,960 square feet of warehouse space, 2,275 square feet of office space, and an additional 5,040 square feet maintenance building. The site is currently one of the largest licensed and approved indoor grow sites for cannabis in the state of Oklahoma. The affiliated grower's license for the property is available separately - please contact for pricing. The warehouse features 20-foot clear height at the eaves, 40-foot ceiling height at the center, and 480 volts electric allow for a wide variety of prospective uses. 1901 Boundary Ave is situated in Osage County which is 59 miles from Interstate 35, and is a short distance away from Highway 99.

This investment provides an excellent opportunity to both users and value-add investors to acquire a spacious building at a competitive basis. Located within a qualified opportunity zone, this property provides potential tax benefits for future ownership.

1901 BOUNDARY AVENUE PAWHUSKA, OKLAHOMA



INVESTMENT HIGHLIGHTS

- ▶ 227,275 SF Industrial Warehouse | Tulsa Market
- ▶ Excellent Owner User or Value-Add Investment Opportunity
- ▶ Recent Capital Expenditures | Recently Updated Fire Suppression System
- ▶ QOZ | Located in Qualified Opportunity Zone
- ▶ Current User is Licensed and Approved Cannabis Grower | Cannabis License Available
- ▶ Warehouse, Office & Maintenance Space | Up to 40' Ceilings and 480V Electric
- ▶ Regional Access | Connection to Bartlesville, Tulsa and Highway 99



PROPERTY PHOTOS



INTERIOR PHOTOS



Building Description

Rentable Building Area	227,275 SF
Lot Size	18.28 Acres
Units	2
Ceiling Height	40' Center
Loading Docks	4 Front Building
Power Supply	3 Phase electrical - 5000-6000amps 480 volts
Sewer	Yes

Mechanical

HVAC	7 Five-Ton Split Unit in Growrooms, No HVAC in main warehouse
Age	1-2 Years

Roof

Type	Metal w/ Insulation
Renovated	2021

Parking Lot

Surface	Asphalt
No. of Parking	200-300 Spaced

Construction

Foundation	Concrete 18-24 Inches Thick
Structure	Red Steel Heavy Duty Beams
Framing	8 Feet Between All Units 16 Feet Tilt Up In The Center
Exterior	Steel Panels



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FINANCIAL ANALYSIS

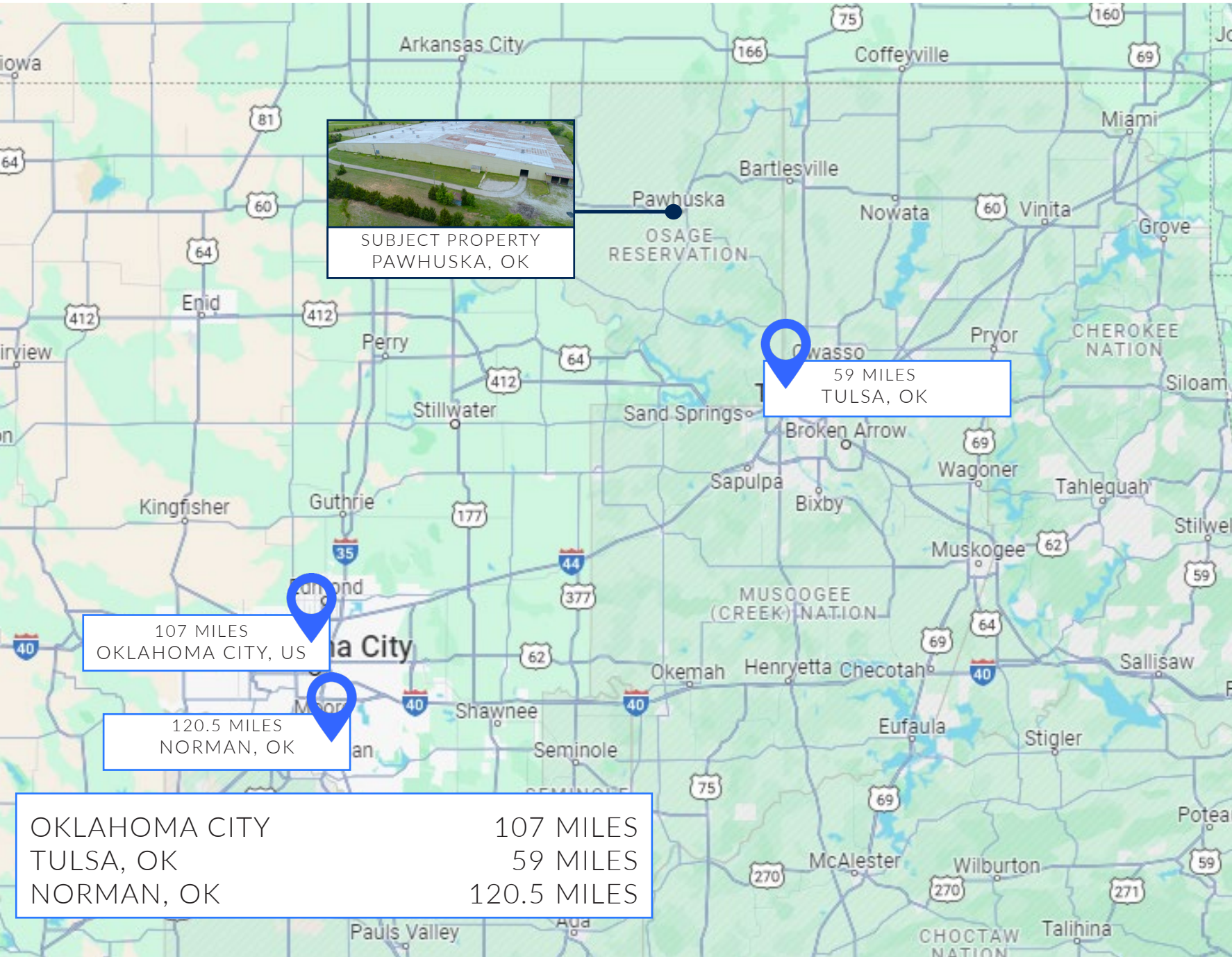


1901 BOUNDARY AVENUE PAWHUSKA, OKLAHOMA

OFFERING PRICE	PRICE / SF	PRO FORMA RENT	PRO FORMA CAP RATE
\$5,000,000	\$22	\$3.00 NNN	13.64%

Type	Vacant Industrial Building
Total Square Feet	227,275 SF
Lot Size	18.28 Acres
Year Built	1969
Year Renovated	2020
Clear Height	20'

1901 BOUNDARY AVENUE PAWHUSKA, OKLAHOMA



SUBJECT PROPERTY
PAWHUSKA, OK

OSAGE COUNTY, OK AT A GLANCE

- 45,839
Total Population
- \$37,451
Average Household Income (5 Miles)
- 42
Median Age
- 2,886
Total Households (10 Miles)



LOCATION OVERVIEW

The Tulsa industrial market remains stable, with vacancy rates hovering below the national average. Overall, the industrial market is proving to be better insulated and is a point of strength in the commercial real estate market compared to other assets. Demand has continued to be focused on logistics properties, and development has reflected this growth. Legislation in favor of medical marijuana in Oklahoma has contributed to the budding demand for industrial space in the state. Future demand will likely hinge on the continued growth of the e-commerce sector. An emerging contributor to demand also exists. The rise of medical marijuana has resulted in an increased need for overlooked and often considered obsolete-low-tier flex and warehouse space. While the total impact is still unknown, demand will likely continue for this growing segment.

FANTASTIC LOCATION



The Subject Property is 23 miles from Bartlesville, 52 miles from Tulsa, 59 miles from Interstate 35, and is a short distance away from Highway 99. The subject offering provides an excellent opportunity to both users and value-add investors to acquire a spacious building at a competitive basis.



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