

Sunset Industrial Park (AEPOK)

540 North Sunset Boulevard | Bartlesville, OK | US | Washington County

Available Acres: 205 |



Zoning:	Industrial
Topography:	Level
Setting:	Single Site
Within City Limits:	Yes
Last Updated:	Jul 24, 2023

Economic Development Contact

Janet P. Smith

AEP - Public Service Company of Oklahoma
212 East 6th Street
Tulsa, OK 74119
(918) 599-2405 | jpsmith1@aep.com

Property and Area Description

The Sunset Industrial Park is located adjacent to the Bartlesville Municipal Airport with runway access. It is surrounded by all necessary infrastructure, which can be easily accessed. US 60 is on the south side of the park. The acreage may be used in whole or subdivided. The property is owned by Bartlesville Development Authority that can structure a build-to-suit own or leaseback facility for industrial clients. The space can be used for flex, heavy or light manufacturing, industrial, business park, research and development, or warehouse/distribution.

Population



63,751

20 Mile Radius

297,986

40 Mile Radius

1,184,068

60 Mile Radius

Source: ESRI®, 2025

Households



25,667

20 Mile Radius

114,117

40 Mile Radius

467,179

60 Mile Radius

Source: ESRI®, 2025

Transportation

Nearest Highway: SR 75 (5 mi.)

Nearest Interstate: I-44 (54.00 mi.)

Nearest Airport: Bartlesville Municipal Airport

Nearest Commercial Airport: Tulsa International Airport (44.00 mi.)

Rail Served: No

Rail Served By: Other

Rail Accessible: Unknown

Rail Infrastructure in Place: No

Utilities

Electric: AEP - Public Service Company of Oklahoma

Natural Gas: Oklahoma Natural Gas Company

Water: City of Bartlesville

Sewer: City of Bartlesville

Telecommunications: Available

Property Images

