#### **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

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## **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**

<b>63,751</b> 20 Mile Radius	<b>297,986</b> 40 Mile Radius	<b>1,184,068</b> 60 Mile Radius

Source: ESRI®, 2025

#### Households



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**







