



FOR SALE | \$2,538,300

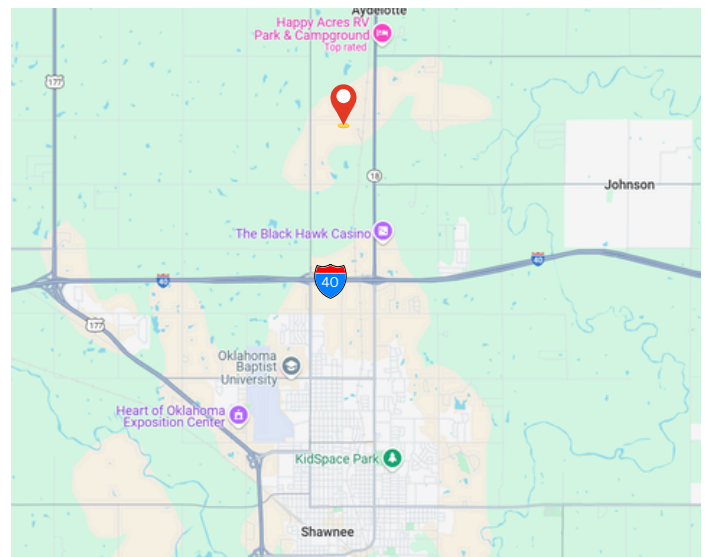
41500 WOLVERINE ROAD, SHAWNEE, OK 74804



PROPERTY OVERVIEW

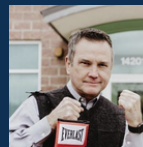
This expansive industrial property, located in Shawnee's prime industrial sector, offers a wide range of features ideal for manufacturing, warehousing, or distribution. With convenient access directly from Wolverine Road, this fully fenced site is equipped with an electric gate, ensuring secure entry. A prominent sign at the entrance alerts visitors to report to the office, adding an extra layer of professionalism and security. The property offers excellent flexibility for various industrial uses. Whether you're expanding an existing operation or starting a new venture, this facility offers the space and amenities needed to meet your business goals.

31,000 SQFT | ZONED: INDUSTRIAL



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CALL TODAY (405) 463-1994 OR VISIT WWW.CALIBERREALTORS.COM



EXPANSIVE PROPERTY IN PRIME INDUSTRIAL SECTOR

INVESTOR HIGHLIGHTS

- 31,000sqft Industrial building on 4.83 acre property: 26,500sqft industrial space with an additional 4,500sqft of office space.
- Durable metal buildings with cinderblock interior walls.
- Spacious 30' peak height & 22' eaves, with 24' beams
- Fully equipped with city water & sewer services, plus 800-volt, 3-phase electrical power for high-demand industrial use.
- Fire hydrant at the front of the property & Rail spur at the property line
- Floor Drains
- In-ground fiber optic infrastructure



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