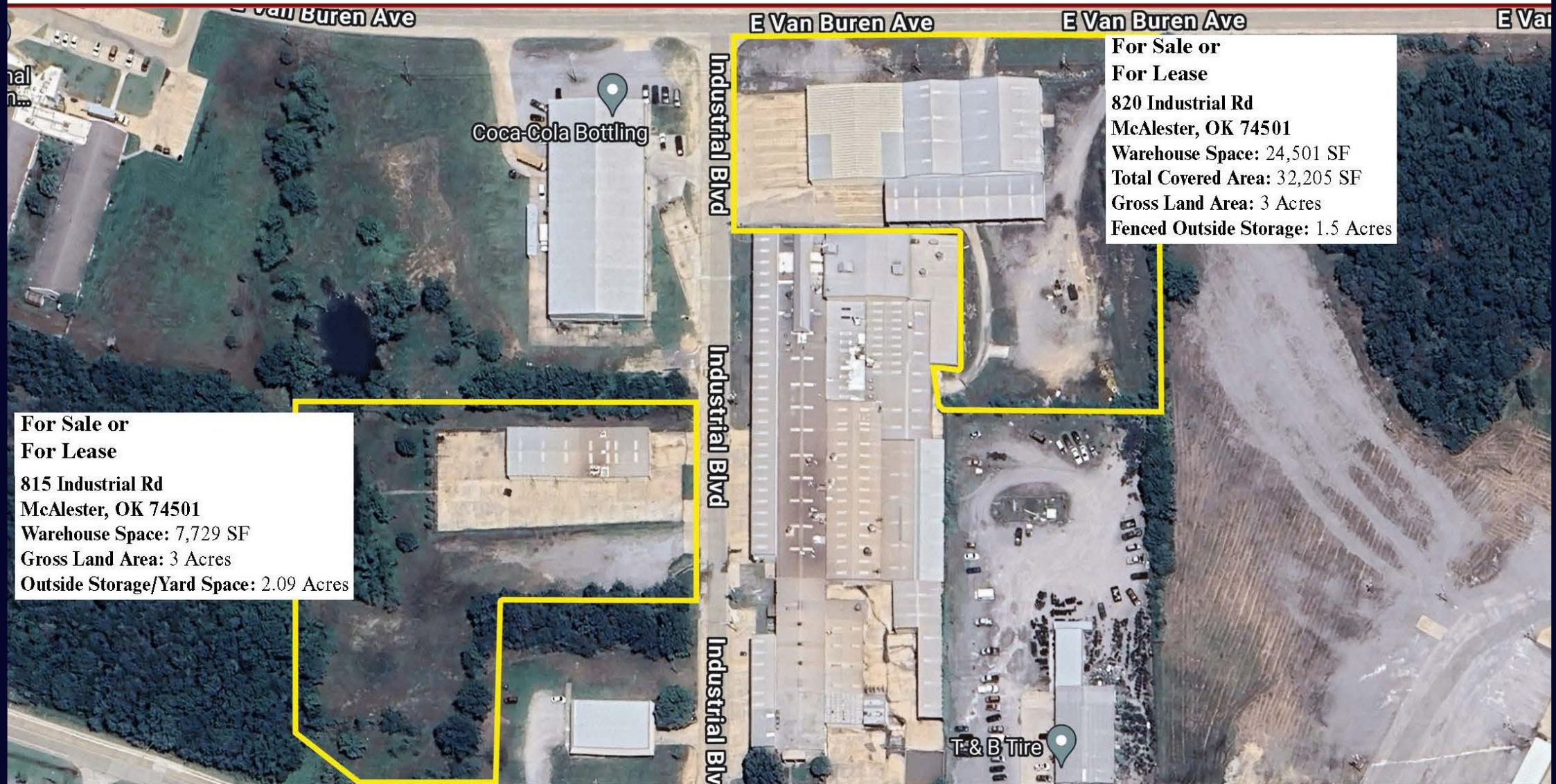


# FOR SALE & LEASE

INDUSTRIAL WAREHOUSE & OUTSIDE STORAGE



**For Sale or  
For Lease**  
820 Industrial Rd  
McAlester, OK 74501  
Warehouse Space: 24,501 SF  
Total Covered Area: 32,205 SF  
Gross Land Area: 3 Acres  
Fenced Outside Storage: 1.5 Acres

**For Sale or  
For Lease**  
815 Industrial Rd  
McAlester, OK 74501  
Warehouse Space: 7,729 SF  
Gross Land Area: 3 Acres  
Outside Storage/Yard Space: 2.09 Acres

**815 & 820 Industrial Blvd.**

**McAlester, Ok 74501**

# FOR SALE & LEASE

INDUSTRIAL WAREHOUSE & OUTSIDE STORAGE

820 INDUSTRIAL BLVD  
24,501 SFT



**24,501 SF WAREHOUSE SPACE on 3 acres**

**WITH AN ADDITIONAL 7,704 SF OF OPEN-AIR COVERED STAGING AREA**

**1.50 acres of outside storage yard**

# PROPERTY

## OVERVIEW

820 INDUSTRIAL BLVD  
24,501 SFT

This industrial complex offers a flexible space for warehousing, storage, and manufacturing at reasonable rates. McAlester, as well as the state of Oklahoma, provides numerous opportunities for companies to take advantage of local and state incentives, low labor costs, and a business-friendly city government that actively supports companies to expand or relocate to this area.



752 N Main St. #2132 Mansfield, TX, 76063

**CAMERON POPE**

(682) 554-4598 | [cameron@idfw.net](mailto:cameron@idfw.net)

# PROPERTY

## HIGHLIGHTS

820 INDUSTRIAL BLVD  
24,501 SFT

- **OUTSIDE STORAGE:**
  - 1.50 acres of fully fenced outside storage.
  - Gated, Secure, and Lighted.
- **HEAVY ELECTRIC (3 PHASE):**
  - 320 amps heavy-duty three-phase
  - 200 amps 240-volt single-phase capability.
- **LED LIGHTING UPGRADED:**
  - The warehouse lighting plan uses new LED lights throughout the interior and exterior. New LED photocell exterior security lighting is installed around the building which turn off automatically during the day. The primary benefit highlighted is the significant cost savings achieved compared to traditional halogen lighting.
- **PARKING:**
  - 40 plus parking spaces on gravel.
- **ADDITIONAL WAREHOUSE & OUTSIDE STORAGE - 815 Industrial Road (Owned by Landlord)**
  - The landlord also owns an industrial complex at 815 Industrial Road;
    - Warehouse
    - Parking
    - Outside Storage



# PROPERTY

## S U M M A R Y

820 INDUSTRIAL BLVD  
24,501 SFT

### **Building #1- (16,147 square feet)**

Separately Metered  
Bathroom

#### **Clear Height**

#### **(10,147 square feet)**

14 feet at sidewall  
18 feet at ridge

#### **(6,000 square feet)**

16 feet at sidewall  
21 feet at ridge

#### **Dock High Access**

(6) 10 x 12 tractor-trailer loading dock door  
(1) 12 x 12 tractor-trailer loading dock door  
(1) 8 x 12 tractor-trailer loading dock door

#### **Grade Level**

(2) 12 x 12 drive-in doors  
(2) 10 x 10 drive-in doors from dock high covered staging area

### **Building #2- (8,354 square feet)**

Separately Metered  
Dock High Access Via the Covered staging area  
(4) open-air loading dock lanes

#### **Clear Height**

16 feet at sidewall  
23 feet at ridge

#### **Portion A- (4,127 square feet)**

Dock High Access  
Via the Covered staging area (7,704 square feet)  
(1) 10 x 10 drive-in doors for vehicles/forklifts  
(1) 10 x 10 ventilation door

**A new wall and door are to be completed at lease execution**

#### **Portion B- (4,227 square feet)**

Dock High Access  
Via the Covered staging area (7,704 square feet)  
(2) 10 x 10 ventilation door

#### **Grade Level**

(2) 10 x 10 drive-in doors for vehicles/forklifts



# PROPERTY

## SPECIFICATIONS

820 INDUSTRIAL BLVD  
24,501 SFT

**Total Covered Area: 32,205 square feet**

**Warehouse Gross Square Feet: 24,501**

Building #1: 16,147 square feet

Building #2: 8,354 square feet

**Covered Staging Area: 7,704 square feet**

Open-air covered staging area

**Clear Height**

14 feet at sidewall

18 feet at ridge

**Total Land Acreage: 3 Acres**

1.50 acres of yard and outside storage

Securely gated and fenced

**Power Specifications**

3 phase 320 amp and single phase 240 volt and 200 amp

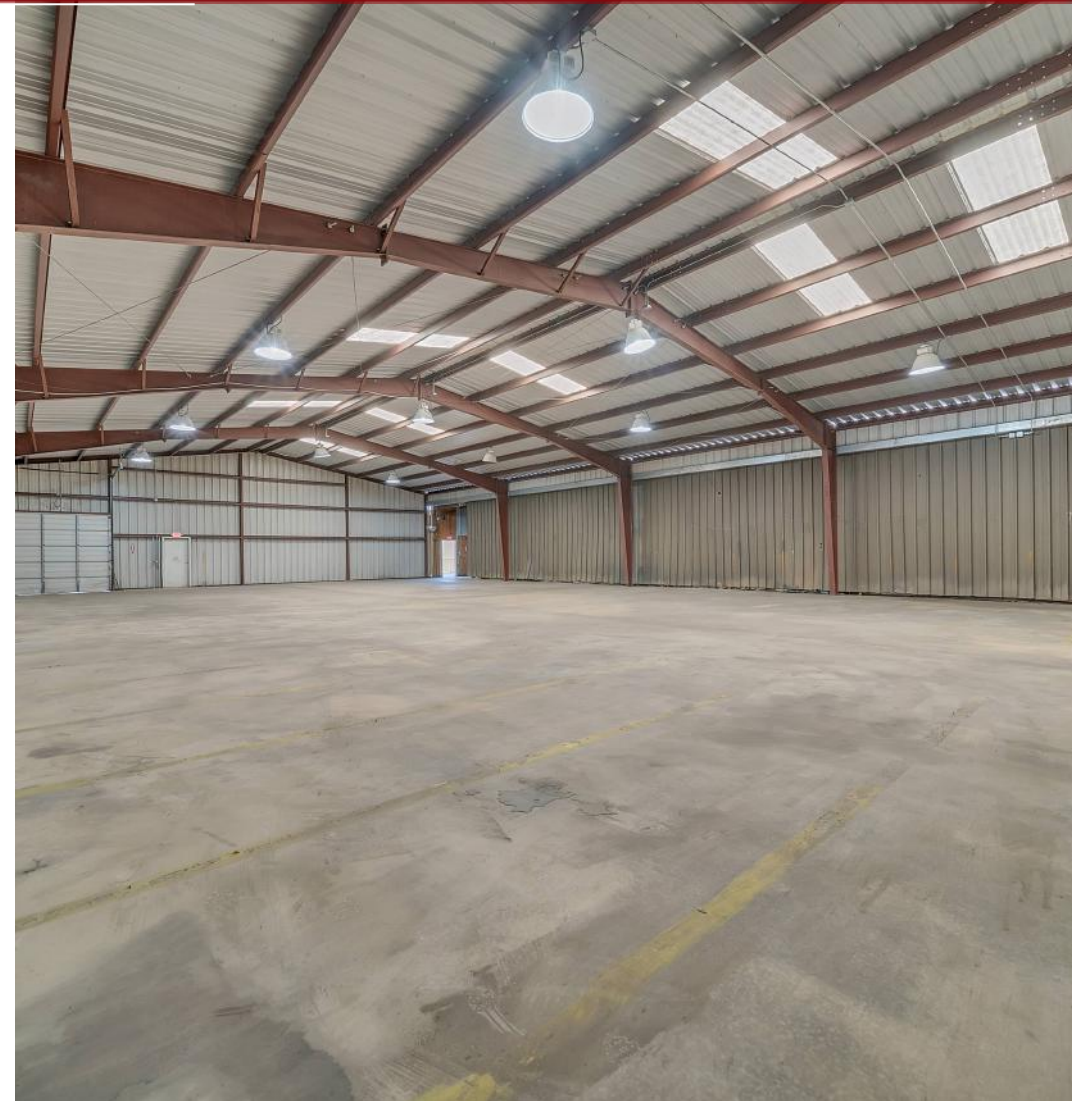
Public Service Company of Oklahoma substation is just a mile away

and can deliver more power

**Access Into Warehouse**

Grade Level

Dock High



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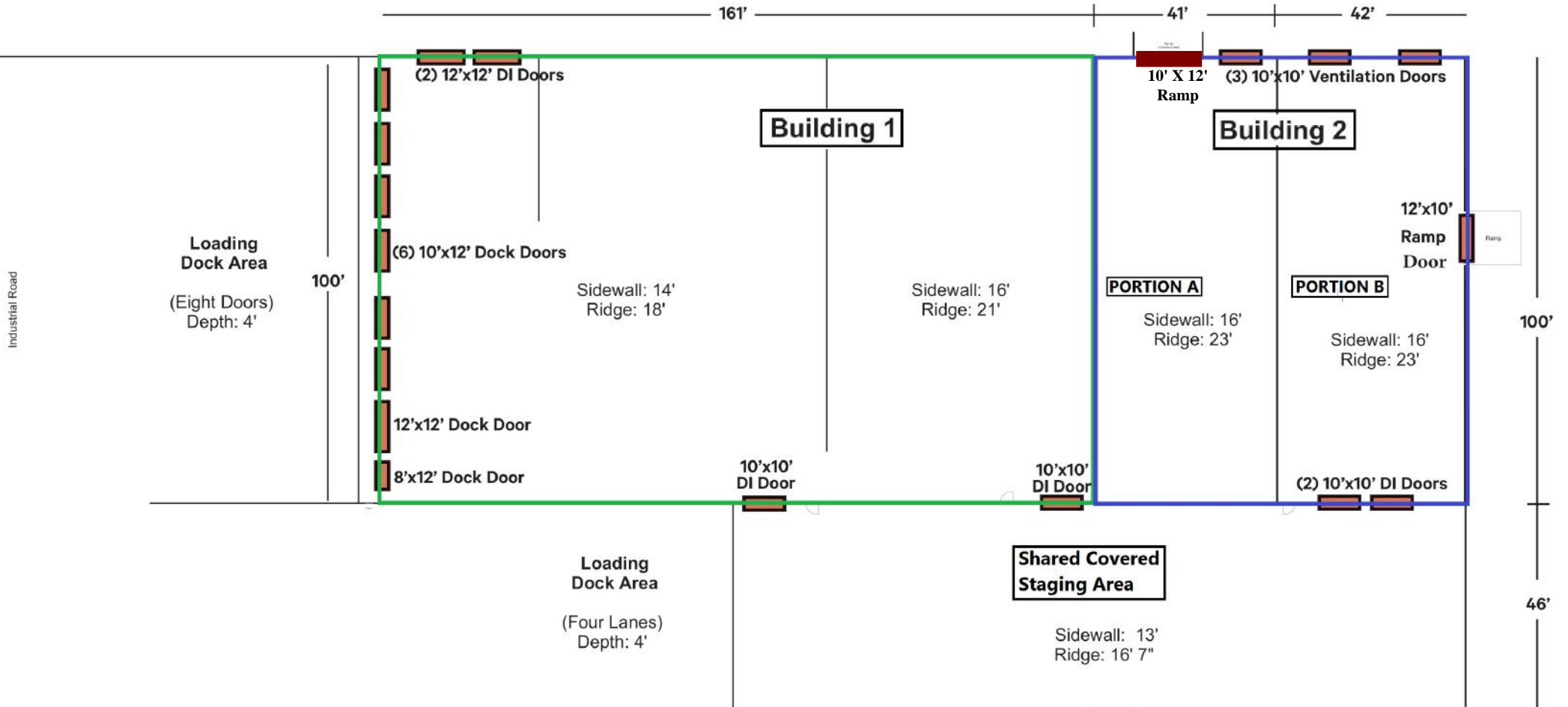
**CAMERON POPE**

(682) 554-4598 | [cameron@idfw.net](mailto:cameron@idfw.net)

# PROPERTY SITE PLAN

820 INDUSTRIAL BLVD  
24,501 SFT

East Van Buren Avenue



**CAMERON POPE**

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# WAREHOUSE

## GALLERY

820 INDUSTRIAL BLVD  
24,501 SFT



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# WAREHOUSE

## GALLERY

820 INDUSTRIAL BLVD  
24,501 SFT



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# WAREHOUSE

## GALLERY

820 INDUSTRIAL BLVD  
24,501 SFT



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# FOR SALE & LEASE

INDUSTRIAL WAREHOUSE & OUTSIDE STORAGE

815 INDUSTRIAL BLVD  
7,729 SFT



**7,729 SF WAREHOUSE SPACE on 3 acres**

**2.09 acres of outside storage yard on 3 acres**

# PROPERTY

## OVERVIEW

815 INDUSTRIAL BLVD  
7,729 SFT

This industrial complex offers a flexible space for warehousing, storage, and manufacturing at reasonable rates. McAlester, as well as the state of Oklahoma, provides numerous opportunities for companies to take advantage of local and state incentives, low labor costs, and a business-friendly city government that actively supports companies to expand or relocate to this area.



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# PROPERTY

## HIGHLIGHTS

815 INDUSTRIAL BLVD  
7,729 SFT

- **OUTSIDE STORAGE:**

- 2.09 acres of mostly fenced outside storage.
- Gated, Secure, and Lighted.
- 18,875 feet of concrete pad surrounding building.

- **HEAVY ELECTRIC (3 PHASE):**

- Supply of 600 amps and heavy-duty three-phase capability.

- **LED LIGHTING UPGRADED:**

- The warehouse lighting plan uses new LED lights throughout the interior and exterior. New LED photocell exterior security lighting is installed around the building which turn off automatically during the day. The primary benefit highlighted is the significant cost savings achieved compared to traditional halogen lighting.

- **ADDITIONAL WAREHOUSE & OUTSIDE STORAGE - 820 Industrial Road (Owned by Landlord)**

- The landlord also owns an industrial complex at 820 Industrial Road;
  - Warehouse
  - Parking
  - Outside Storage



**CAMERON POPE**

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# PROPERTY

## SPECIFICATIONS

815 INDUSTRIAL BLVD  
7,729 SFT

### Warehouse Gross Square Feet: 7,729 Square Feet

#### Clear Height

10 feet at sidewall

14 feet at ridge

#### Access Into Warehouse

(1) 20' x 11' Drive in door

(1) 14' x 10' Drive in door

#### Power Specifications

3 phase 600 amp Heavy Duty

Public Service Company of Oklahoma substation is just a mile away and can deliver more power

#### Total Land Acreage: 3 Acres

2.09 acres of yard and outside storage

Securely gated and fenced

#### Facility Amenities:

Two bathrooms and a sink is provided for convenience.

Three roof fans and one side wall fan for ventilation. Onsite gas service with gas line and compressed lines within the building.

Gas heaters installed for climate control.

Multiple 120v and 240v outlets are installed around the building.





# WAREHOUSE

## GALLERY

815 INDUSTRIAL BLVD  
7,729 SFT



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# WAREHOUSE

## GALLERY

815 INDUSTRIAL BLVD  
7,729 SFT

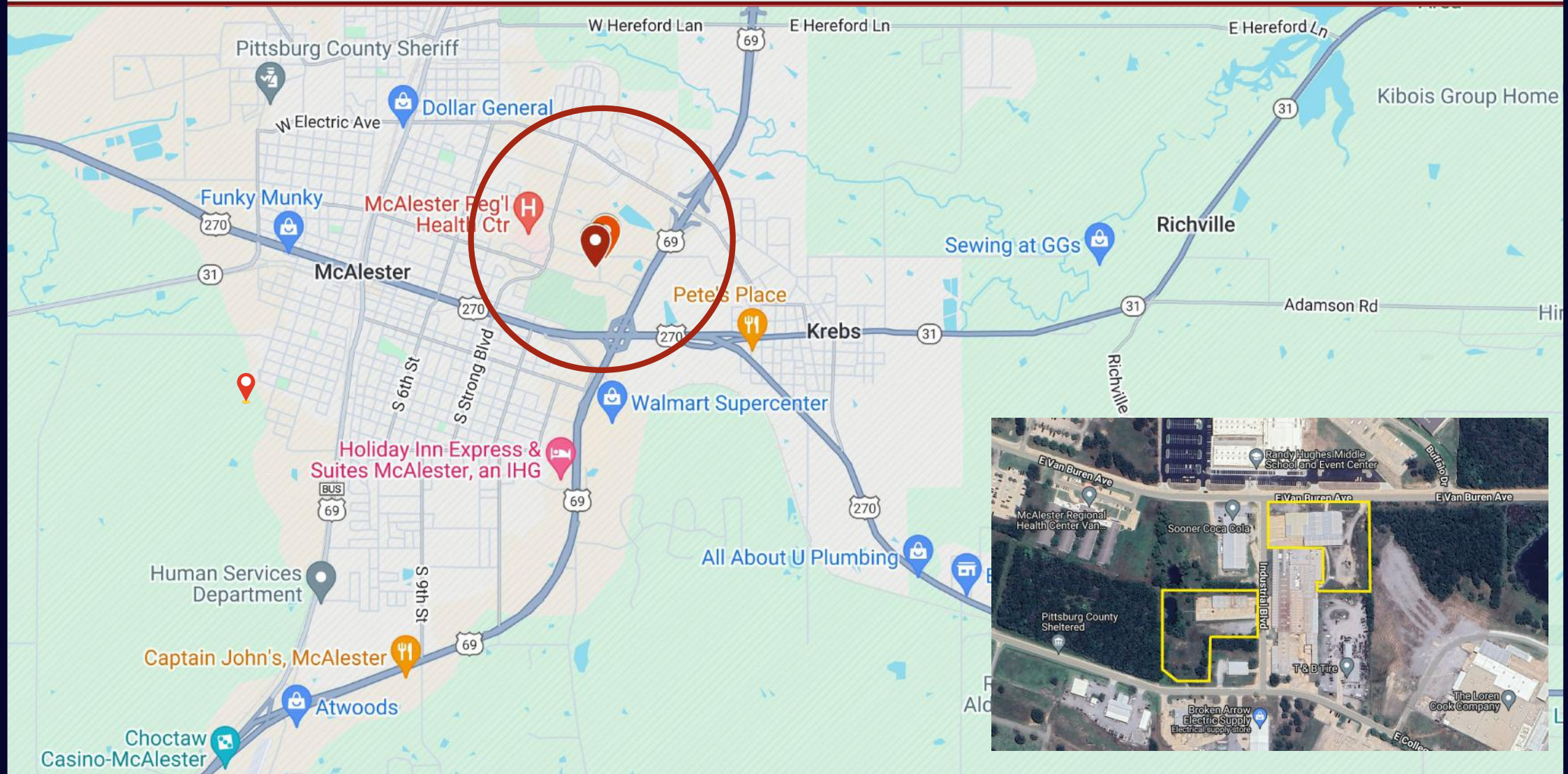


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# LOCATION OVERVIEW



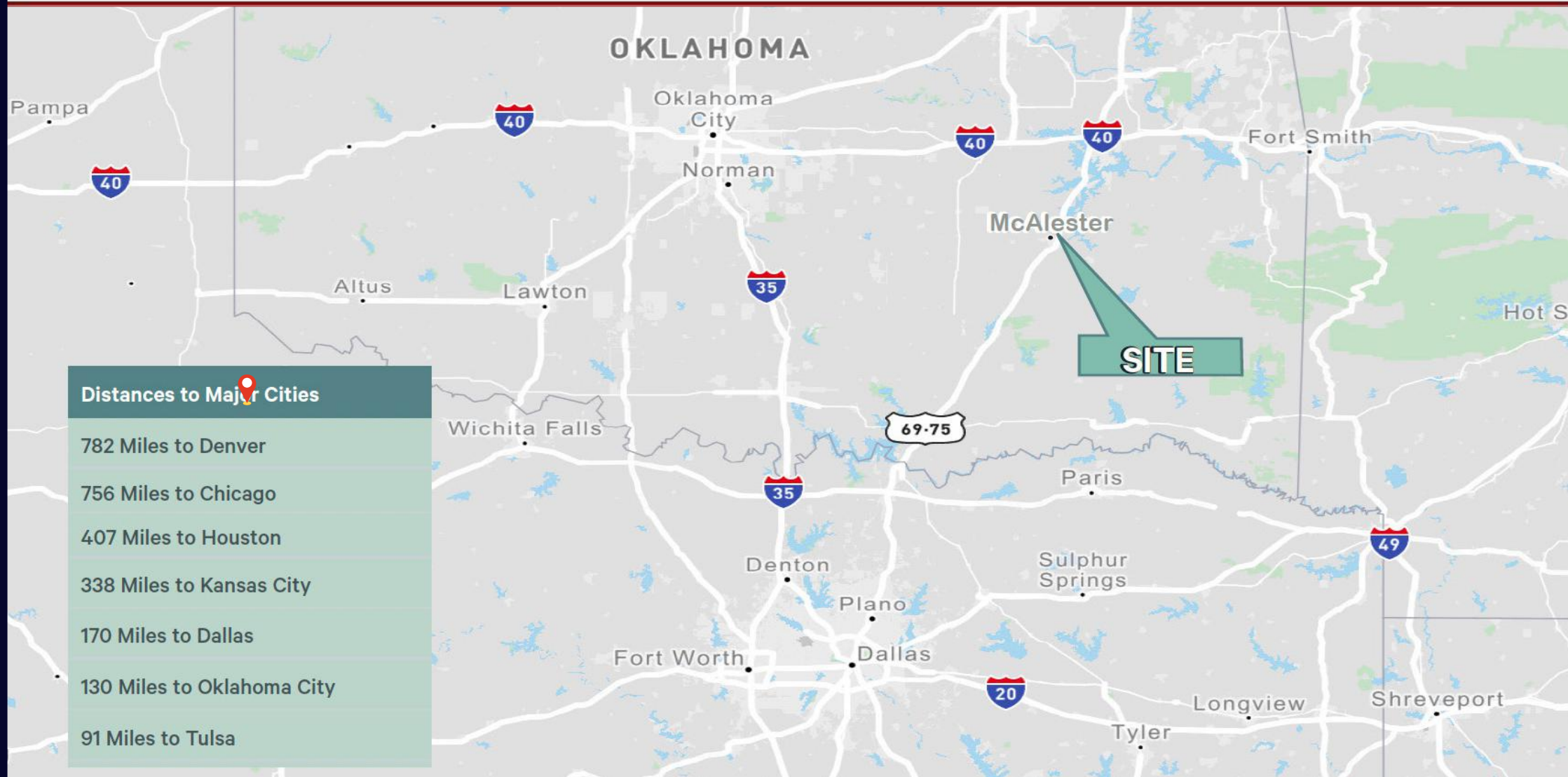
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# LOCATION TO

## CENTRAL US MAJOR MARKETS



**CAMERON POPE**

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# LOCATION

## HIGHLIGHTS

- **CITY, REGIONAL, AND STATE INCENTIVES:**

- The city, county, and state incentives are offered to attract new industry and support the existing workforce; Assistance is provided in accessing these incentives.

- **STRATEGIC LOCATION - CENTRALLY LOCATED TRANSPORTATION HUB:**

- McAlester, Oklahoma, is strategically located with convenient access to major interstates, making it a transportation hub. The city is well-connected to regional centres like Tulsa, Oklahoma City, and Dallas/Fort Worth and is served by significant transportation corridors such as U.S. 69/75, I-40, and I-35. Ongoing highway improvement projects will enhance McAlester's transportation infrastructure, supporting the efficient movement of goods and services while reducing business costs. This strategic location and transportation network provide substantial benefits, including increased market access and enhanced economic development opportunities for McAlester.

- **UTILITY INFRASTRUCTURE:**

- New high-speed optical fiber available to enhance communication capabilities. Just install modem and router for internet access via coaxial cable.
- City water and sewer.
- Electricity service provided by Public Service Company of Oklahoma.
- Natural gas service on site..

- **RAILROAD AND CARRIER SERVICES:**

- Three rail carriers connect to McAlester and provide timely and cost-effective transportation services nearby. Businesses requiring dedicated rail transportation can connect to the local short-line carrier, which has available capacity and can accommodate increased rail volume.
  - Arkansas-Oklahoma Railroad (A-OK)
  - Union Pacific Railroad (UP)
  - Kansas City Southern Railroad (KCS) Distance: 70 Miles East



# EMPLOYERS

McALESTER, OK

## INDUSTRY

- McAlester Army Ammunition Plant
- STEP Energy
- Berry Plastics Corporation
- Public Service Company of Oklahoma
- Charles Komar & Sons
- Choctaw Defense
- Big V Feeds
- Raytheon
- Textron
- Loren Cook Company (next door)

## INSTITUTIONAL

- McAlester Regional Health Center
- McAlester Public Schools
- Oklahoma State Penitentiary
- Pittsburgh County
- City of McAlester
- Jackie Brannon Correctional Center



# CITY CONTACTS

M c A L E S T E R , O K

## City of McAlester Economic Development

**Stephanie Mervine**  
(Economic Development Director)

**Phone:** (918) 421-0589  
**Email:** [stephanie.mervine@cityofmcalester.com](mailto:stephanie.mervine@cityofmcalester.com)  
**Website:** [https://www.cityofmcalester.com/economic\\_development/index.php](https://www.cityofmcalester.com/economic_development/index.php)

## McAlester Chamber of Commerce

**Caroline Russell**  
(President)

**Phone:** (918) 549-1479  
**Email:** [cwruessell@gmail.com](mailto:cwruessell@gmail.com)  
**Website:** <https://mcalester.org>

## Public Service Company of Oklahoma (PSO) Electric Utility

**Pam Sanders**

**Phone:** (918) 426-7921

## P3 Pooled Finance Program

**Jon Chiappe**  
(Director, Research & Economic Analysis Services)

**Phone:** (405) 815-5210  
**Email:** [jon.chiappe@okcommerce.gov](mailto:jon.chiappe@okcommerce.gov)  
**Website:** <https://www.okcommerce.gov/p3>

## Oklahoma Department of Commerce

**Lesli Crofford**  
(Senior Research Analyst)

**Phone:** (405) 815-5120  
**Phone 2:** (405) 815-6552  
**Toll-Free:** (800) 879-6552 (8:00 am–5:00 pm Central)



# WELCOME TO

McALESTER, OK

**McAlester Amenities/Activities:** McAlester Country Club, 14 Public Parks and Recreation Facilities, McAlester Public Library, McAlester EXPO Center, J.I Stipe Recreation Center, Mike Deak Walking Track, Jeff Lee Swimming Pool, Archery Range and Park, McAlester Arboretum, Lake McAlester, Pittsburg County Softball Complex, Pickle Palace (New Indoor Pickleball Facility), Buffalo Run Pro Disc Golf Course, CrossFit McAlester, Great Balls of Fire Bowling and Entertainment Center, The Roller Dome McAlester, Robbers Cave State Park, Lake Eufaula (Oklahoma's largest lake), Arrowhead State Park, Dancing Rabbit Music Festival (free downtown concert series), Choctaw Casino McAlester, Apex Cinema, OKLA Theatre, SOFA Art Gallery, Old Town McAlester Antiques District,

**Restaurants and Dining:** Pete's Place Italian Restaurant, Roseanna's Italian Food, Captain John's Steak and Seafood, Compass Wood Fired Kitchen, The Yardbird at 1896, Le Salt, Sake Japanese Restaurant, Angel's Diner, Spaceship Earth Coffee (Also Beer, Wine, and Entertainment), Harbor Mountain Coffee House, Starbucks, Country Aire Estates Vineyard, Whispering Meadows Winery, BierKraft, Prairie Artisan Ales, Choc Beer Brewery, Chilli's, Chick-Fil-A, Steak and Shake, many fast food options

**Shopping:** T.J. Maxx, Bealls, Hobby Lobby, Ross, Walmart Supercenter, Harper & Grey House, Rack Room Shoes, Bath and Body Works, Pruetts Food, Lovera's Italian Market, Ollie's Bargain Outlet, Five Below, Goodwill, Lowes, Tractor Supply, Atwoods, Harbor Freight Tools, H.L. Sport Shop

**Education:** McAlester Public Schools, Eastern Oklahoma State College, Kiamichi Technology Center McAlester

**Banking:** First National Bank and Trust Company, BancFirst, Bank of Oklahoma, Bank N.A., Arvest Bank, First Family Credit Union

**Lodging:** Hampton Inn & Suites, Holiday Inn Express, Bestwestern Inn, Travelodge by Wyndham, La Quinta Inn & Suites, Extended Stay America, AmericInn by Wyndham, Econo Lodge, SureStay by Best Western, and others

**Links to McAlester Amenities, Activities, and Travel Planning:**

<https://mcalester.life/>

<https://travelmcalester.com/>



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# CONTACT

## INFORMATION

### CALL FOR ADDITIONAL INFORMATION



#### **CAMERON POPE**

President,  
Invest in DFW Commercial Real Estate  
(862) 554 - 4598  
cameron@idfw.net  
752 N Main ST. #2132  
Mansfield, TX, 76063



#### **KEVIN BEATY**

Realtor,  
Keller Williams SEOK  
(918) 916-5067  
kevinbeaty42@gmail.com  
McAlester, OK 74501

**We look forward to working with you. Please contact us for a meeting**



752 N Main St. #2132 Mansfield, TX, 76063

#### **CAMERON POPE**

(682) 554-4598 | cameron@idfw.net





# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Invest in DFW Commercial Real Estate, LLC</b>	<b>9006798</b>	<b>cameron@idfw.net</b>	<b>(682)554-4598</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Susan Evitt Smith</b>	<b>0477944</b>	<b>homesbysusan@att.net</b>	<b>(682)551-9968</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Susan Evitt Smith</b>	<b>0477944</b>	<b>homesbysusan@att.net</b>	<b>(682)551-9968</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Cameron Pope</b>	<b>0549162</b>	<b>cameron@idfw.net</b>	<b>(682)554-4598</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date