



**Warehouse For Sale**  
211 W Main St., Shawnee, OK 78401

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## Property Details:

Square Footage: 8,000 +/-

Dock Doors: (1) 7.25' H x 8' W

Grade Level Doors: (2) 8' H x 6' W

Power: 3 Phase

Clear Height: 9.2'

Status: Tenant vacating 2/01/2026

## Sale Price: \$195,000

The property includes a large show room, two private offices, a sales counter, a break room, a safe, multiple restrooms, approximately 3,350 sf of mezzanine storage, and 3,000 +/- sf of covered outside storage with an 11.5' +/- clear height. While well suited for a parts company, the flexible layout can accommodate a variety of commercial or light industrial uses.

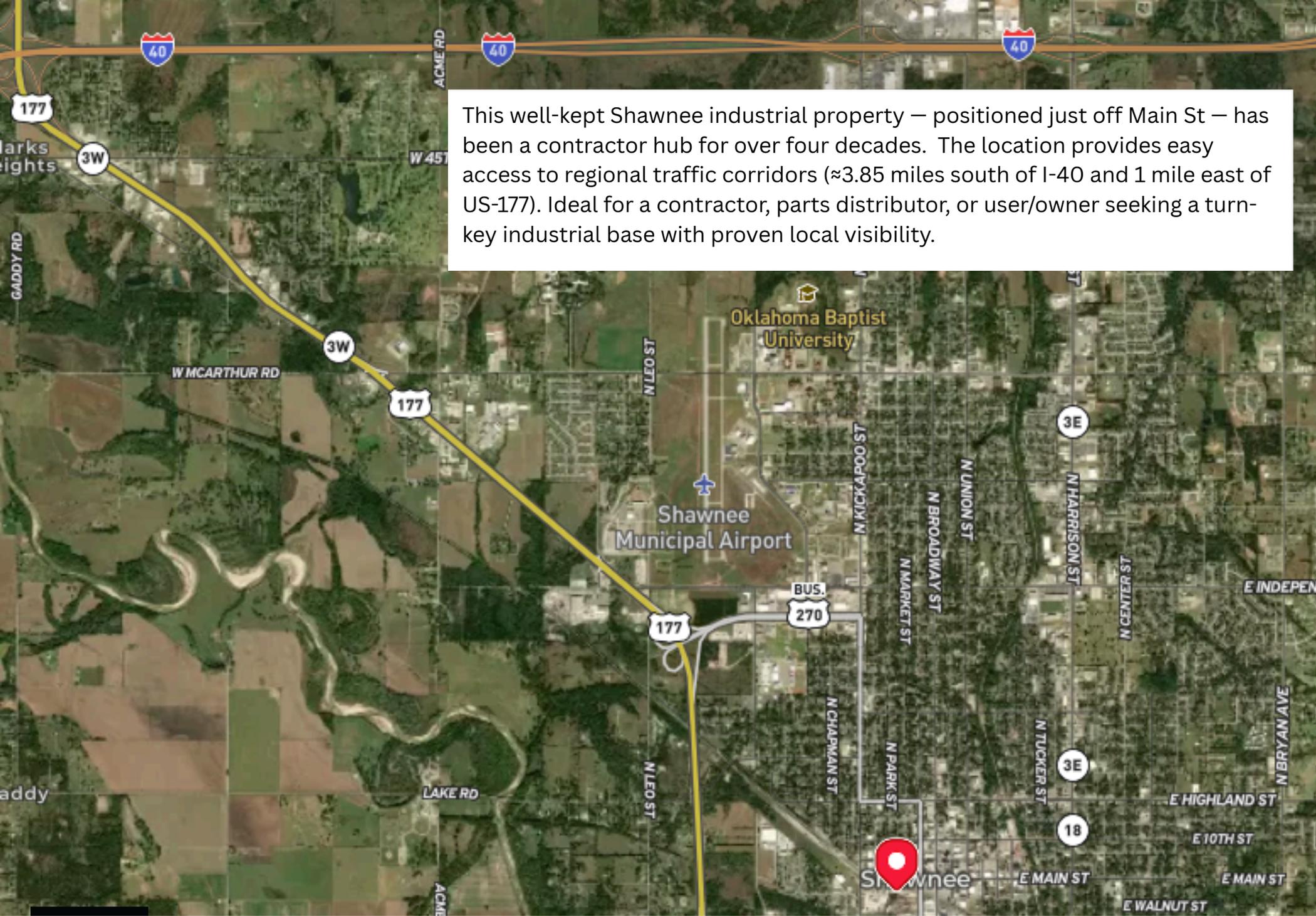


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**ITG INDUSTRIAL  
TENANT GROUP**

This well-kept Shawnee industrial property — positioned just off Main St — has been a contractor hub for over four decades. The location provides easy access to regional traffic corridors (≈3.85 miles south of I-40 and 1 mile east of US-177). Ideal for a contractor, parts distributor, or user/owner seeking a turn-key industrial base with proven local visibility.



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