



FOR SALE

Premier I-35 Corridor Opportunities

Manufacturing Facility - 1101 Michelin Rd

Warehouse - 1901 Cooper Dr

Ardmore, OK 73401

Strategic Industrial Offerings

Manufacturing Facility and Warehouse

Colliers presents two prime industrial opportunities in Ardmore, OK, midway between Oklahoma City and Dallas along I-35, with access to 8+ million people within 2 hours and 94% of the U.S. population within a 3-day drive.

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Key Features

- **Manufacturing Facility**
~1.28M SF on ~110.3 acres, plus ~110.3 additional acres for expansion. Along with an operational presence from a global corporate tenant, the property incorporates heavy infrastructure, dual redundancy power, and BNSF rail access with potential for an additional spur. **Power: 40MWs, expandable to 60MWs within 6 months.**
- **Warehouse**
~757K SF on ~38.9 acres. **Power: 700-800 kVA, expandable to 5MWs by 2026.**

With scalable infrastructure, strong logistics advantages, and a pro-business environment, these properties are well-positioned for industrial investment, operational growth and can be purchased individually or together.

Why Ardmore?

- **Prime Logistics Location**
I-35 corridor access, BNSF rail connectivity, and proximity to major U.S. distribution networks.
- **Skilled Workforce**
67% greater transportation and warehousing labor density, low turnover rates, and an 83K+ labor pool within 45 minutes.
- **Business-Friendly Climate**
One of the lowest corporate tax rates in the U.S., the lowest cost of doing business, and a 5.5% lower cost of living than the national average.
- **Incentives & Support**
Grants, payroll incentives, and tax credits from the Ardmore Development Authority & Oklahoma's Quality Jobs Program, supporting investment and job creation.



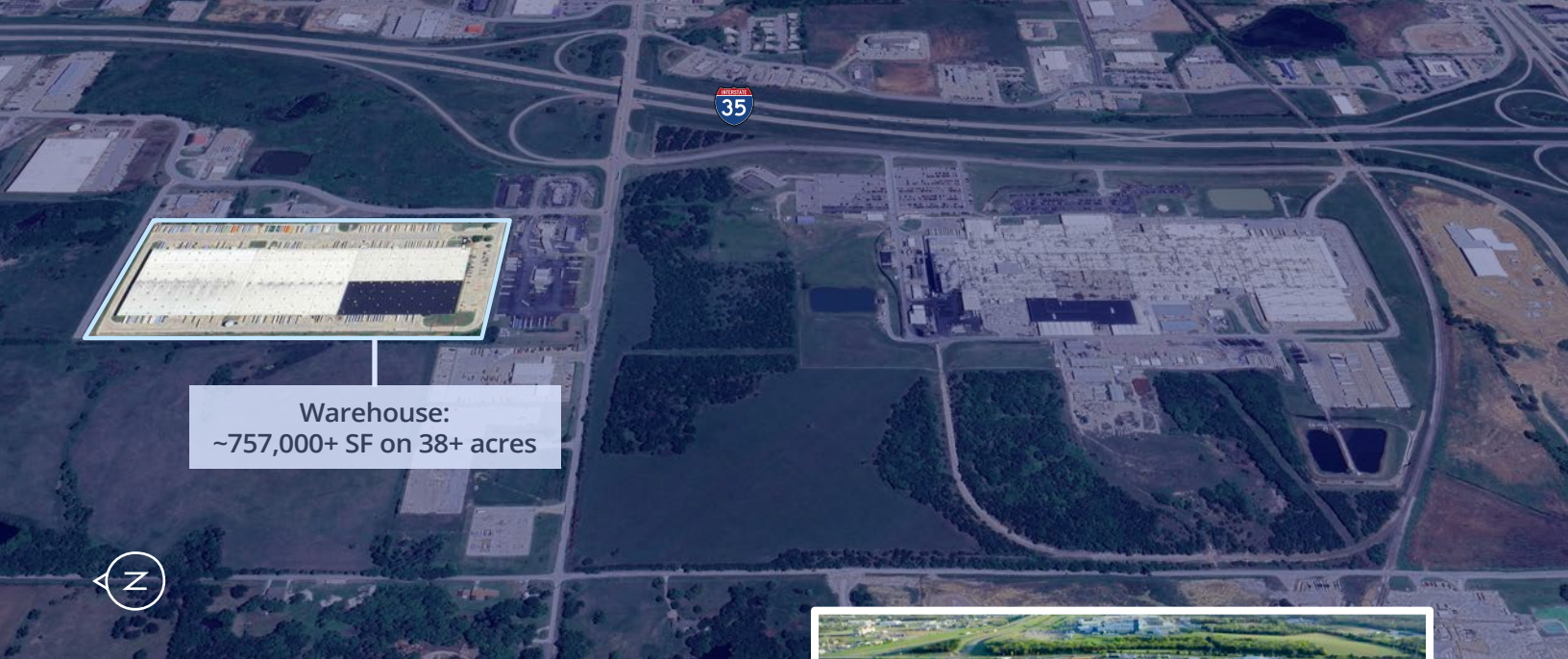
Property Overview

Manufacturing Facility

Civic Address	1101 Michelin Road, Ardmore, OK 73401	
Area	~220.60 acres (~9.61M SF)	
Year Built	1970	
Building Area	Industrial	~1.25M SF
	Offices	~28K SF (Main)
	TOTAL	~1.28M SF
Available Parking	Auto: +/-700 Motorcycle: +/-30 Trailer: +/-225	
Rail Spur	BNSF Rail Service & Rail Spur Access Capable	
Loading	19 Dock Doors; 33 Exterior Doors	
Ceiling Height	24' 5" ceiling height (estimated)	
Electricity	Dual Redundancy 40MWs (expandable to 60MWs in 6 months)	
Security	Fully secured with fencing and lighting	

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Property Overview

Warehouse

Civic Address	1901 Cooper Drive, Ardmore, OK 73401	
Area	~38.87 acres (~1.69M SF)	
Year Built	1995	
Building Area	Industrial	~748K SF
	Offices	~9K SF (Main)
	TOTAL	~757K SF
Parking	Auto: +/-158 Trailer: +/-269	
Loading	96 Dock-high (76 levelers) 1 Drive-in	
Ceiling Height	28' ceiling height (estimated)	
Electricity	700-800 kVA (expandable to 5MWs by 2026)	
Security	Fully secured with fencing and lighting	