

# Manufacturing Warehouse | For Sale or For Lease

10912 S 264th E Ave | Coweta, OK 74429

**WIGGIN**  
PROPERTIES, LLC



Located just South of the planned Muskogee Turnpike exit on highway 51 as well as 2 miles north of the new Muskogee Nation Casino and Hotel planned to open Spring 2026.

## Available Space

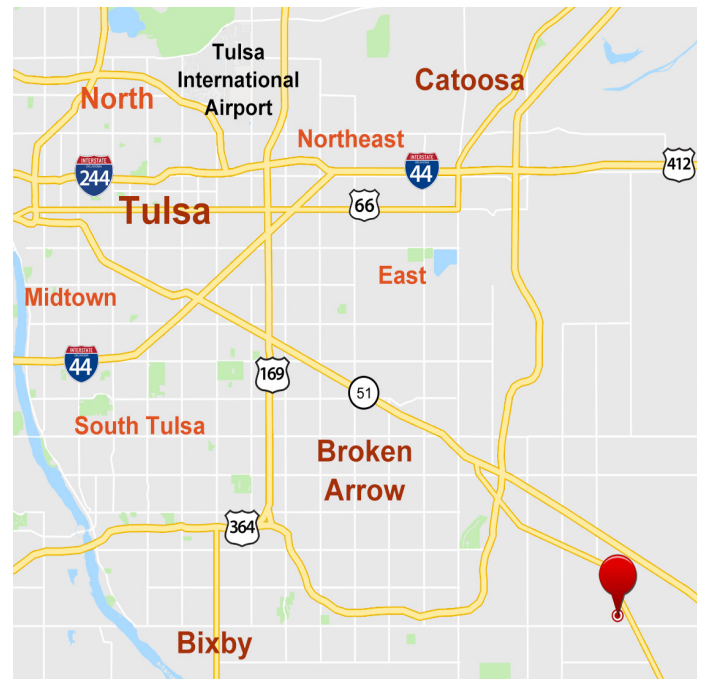
2 Buildings Totaling ±16,500 SF

### Main Facility ±12,900 SF

- ±2,000 SF of Office Space Including Reception Area (2) Large Offices, (2) Restrooms, Conference Room & Breakroom
- ± 2,400 SF Climate Controlled Warehouse
- (2) 12'x12' Overhead Doors
- Gas Heaters
- 1,200 Amps 240 Volt 3-Phase Power
- 13' Clear Height

### Secondary Building ±3,600 SF

- (1) 12'x8' Overhead Door
- 11' Clear Height
- Clear Span
- Small Fenced Yard
- Situated on ±1.00 Acre
- Frontage on Highway 51
- Zoned IL



### Shawna Hale, CCIM

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### John Watchous

Advisor

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#### 2024

#### 1 Mile

#### 3 Miles

#### 5 Miles

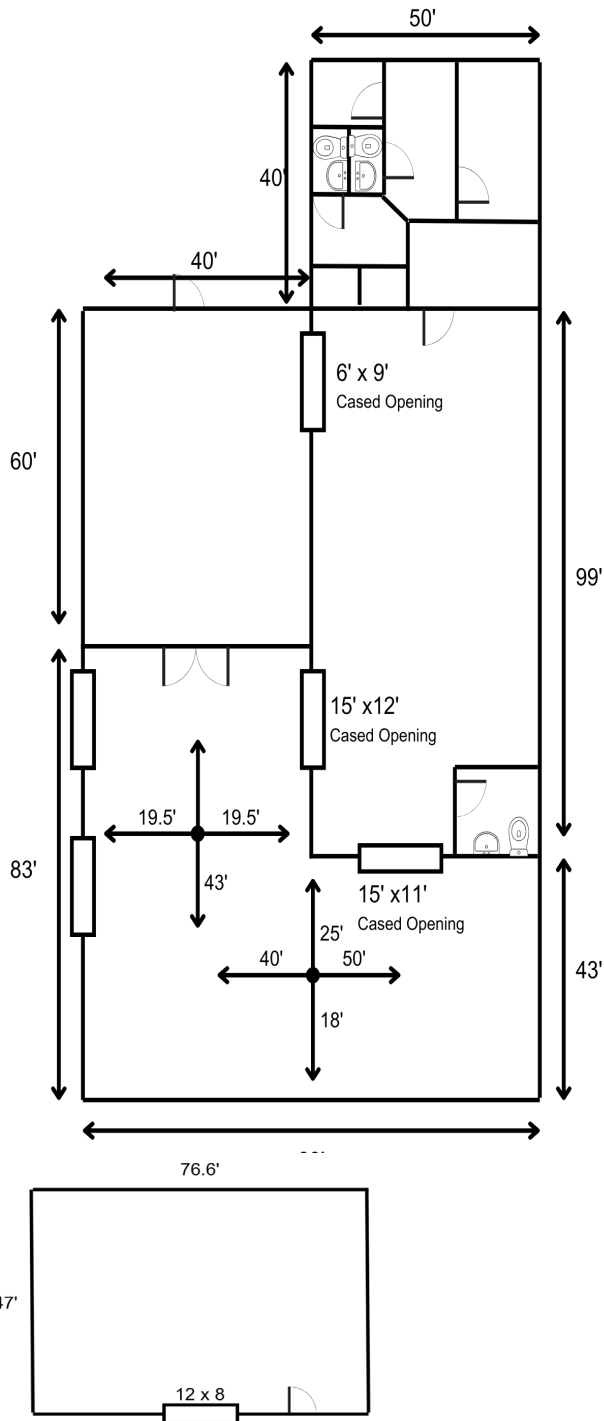
Population	2,818	14,969	37,355
Avg HH Income	\$125,244	\$129,068	\$126,490
Households	1,031	5,333	13,475

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