

Rail Served Manufacturing Facility

4400 Don Cayo Drive
Muskogee, OK 74403
www.cbre.com/tulsa

Port of Muskogee

Property Features

- + ±139,872 SF Total*
 - ±132,878 SF Warehouse*
 - ±6,994 SF Office*
- + Up to 24' Clear Height
- + (1) 12' x 16' Overhead Door
- + (1) 12' x 12' Overhead Door
- + (9) 9' x 10' Dock High Doors
 - Edge of Dock Levelers
- + Fully Sprinklered
- + Exhaust Fans
- + Webster Heaters in Warehouse
- + Fluorescent Lighting
- + Heavy Power - up to 1600 Amps*
- + Fully Fenced and Gated
- + Active Rail Spur serviced by Union Pacific
- via Port Muskogee Railroad
- + Built in 1981; Renovated in 2009
- + Zoned I-1 (Light Industrial) - Port/Industrial
- + Waterway Access to the Arkansas River
- + Convenient Access to Muskogee Turnpike

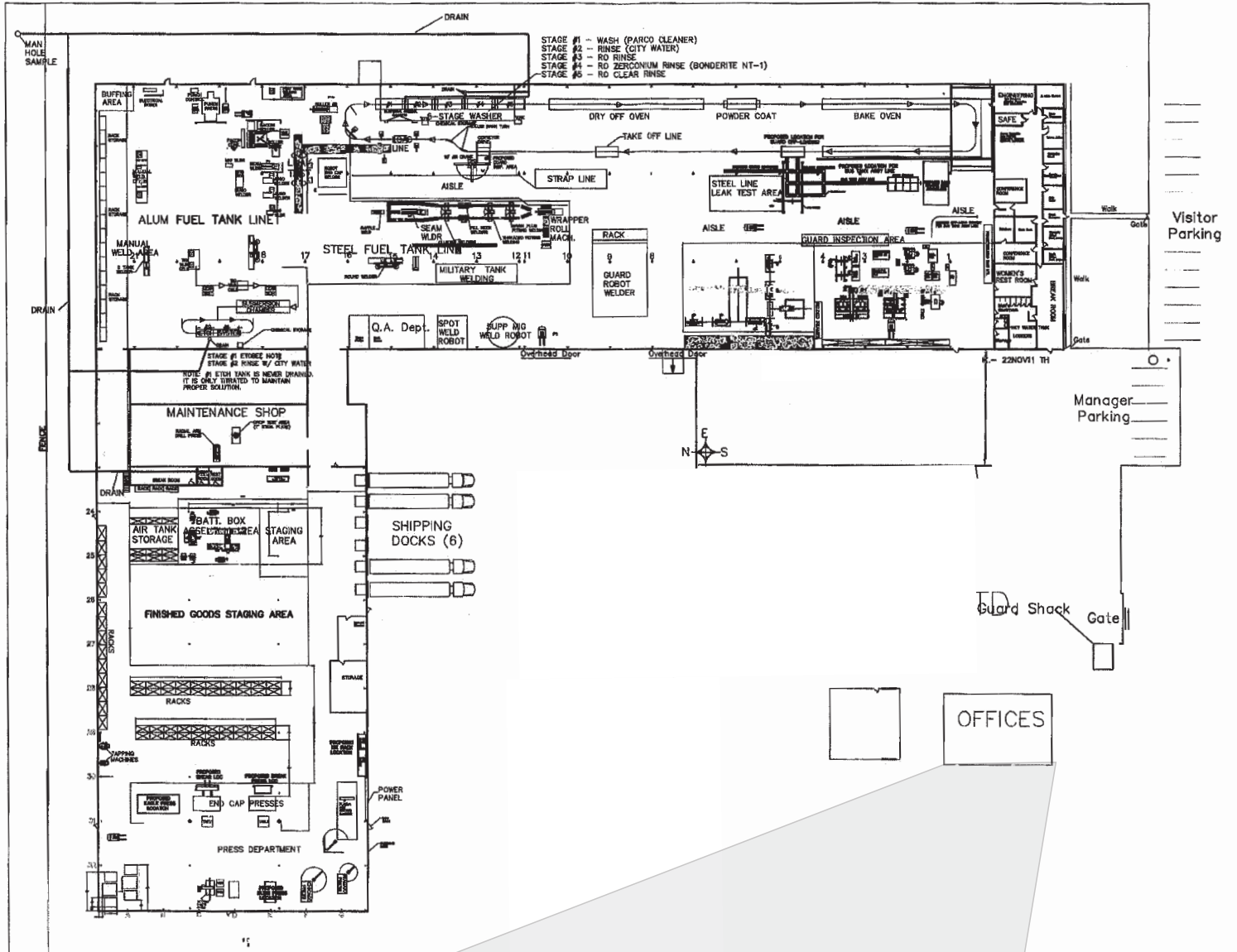
** Source: Appraisal & Owner*

Located on ±15.09 Acres*

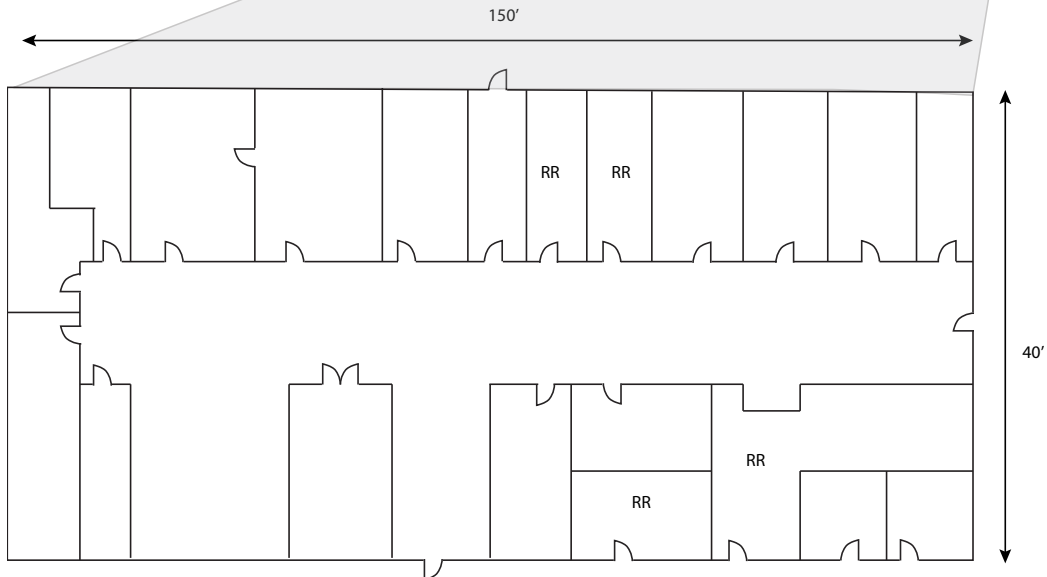


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4400 Don Cayo Drive | Muskogee, OK 74403



Office Floor Plan



*Drawing not to scale

Property Overview

CBRE, Inc. is pleased to present the rail-served manufacturing facility located at 4400 Don Cayo Drive in Muskogee, Oklahoma, for sale or lease. This is a good quality, one-story manufacturing facility comprised of five (5) buildings totalling ±139,872 square feet. The facility includes ±132,878 square feet of warehouse space and ±6,994 square feet of office space.

The facility consists of steel construction that was originally built in 1981 and was later renovated in 2009. The facility is located on ±15.09 acres with access to an active rail spur serviced by Union Pacific Railroad and is located at the Port of Muskogee. The Port of Muskogee provides access to airports, interstates, Class I rail, a designated Foreign Trade Zone and year-round water access to 21 states and globally via the Gulf of Mexico.

139K

Approximate Sq. Ft.

15

Acre Site

24'

Clear Height

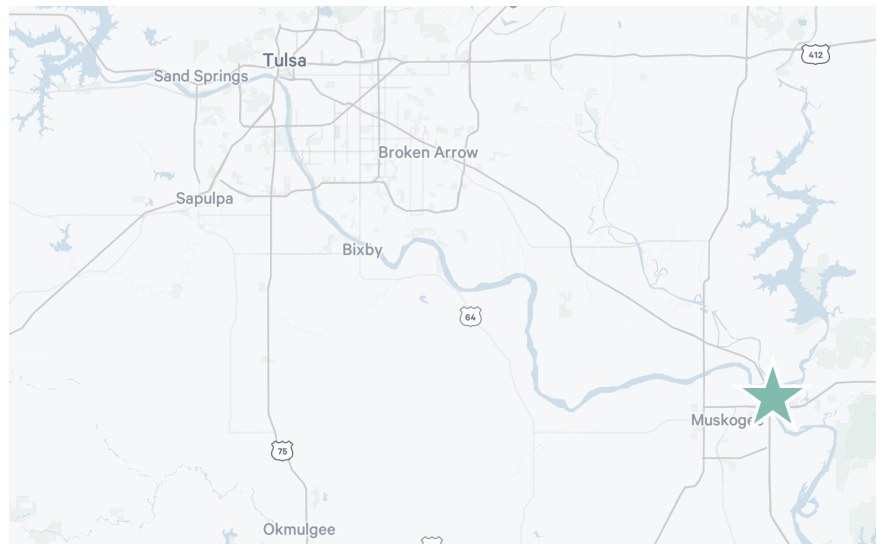
Facility Strengths

- + Heavy Electrical Service distributed throughout
- + Dock High Loading with Edge of Dock Levelers
- + Up to 24' Clear Height in Main Building
- + 40' Clear Height in Maintenance Shop
- + Fully Fenced and Gated Site with Controlled Access
- + Level Topography
- + Zoned I-1 Port/Industrial to accommodate most types of Industrial Development as well as Business Parks
- + Waterway Access to the Arkansas River
- + Access to an Active Rail Spur serviced by Union Pacific Railroad via Port Muskogee Railroad
- + Located at the Port of Muskogee with Muskogee Turnpike frontage



Why Muskogee, OK

- + #3 Largest Manufacturing Community in Oklahoma
(Portmuskogee.com, 2024)
- + #4 Ranked States for Oil Production
(Commodity.com, November 2021)
- + #5 County in Oklahoma for Capital Investment
(Portmuskogee.com, 2024)
- + #7 Hardest Working States in America
(Wallethub, 2023)
- + #10 Lowest Tax Burden State in the U.S.
(U.S. Census, February 2021)
- + #11 Best States to Start a Business
(Wallethub, July 2021)
- + #11 Best States for Manufacturing
(Site Selection Group, December 2022)
- + #13 Largest City in Oklahoma by Population
(Muskogeechamber.org, 2024)



Contact Us

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PORT MUSKOGEE

SCAN TO LEARN
MORE ABOUT
PORT MUSKOGEE'S
ADVANTAGES



As one of the nation's most inland ports, Port Muskogee excels in industries where access is everything — access to markets, talent, and industrial sites. Anchored by a 450-acre intermodal transportation complex located on the banks of our nation's most inland waterway, Muskogee is a thriving economic ecosystem with seamless access to airports, interstates and Class I rail. It's here that highly-skilled and low costs meet to form an ideal business environment for companies looking to reduce costs and reach global markets.

MOST INLAND

Year-Round Navigable
Waterway in the US

20 STATES & GULF OF MEXICO

Accessible by McClellan-
Kerr Arkansas River
Navigation System

696,700+ TONS

Of Barge Cargo
Moved Annually

312,300+ TONS

Of Rail Cargo
Moved Annually

FOREIGN TRADE ZONE

Port Muskogee is designated by U.S. Customs as Foreign Trade Zone 164. Port Industries enjoy more than just transportation savings. Foreign Trade Zone benefits reduce costs and increase profits, giving Port Industries a competitive edge to meet the demands of global supply chains.

MULTIMODAL SOLUTIONS

When your business requires you to have it all from the center of it all, look no further than Port Muskogee. From our experienced rail team to our on-site terminal operations, we are proud to offer the following Multimodal Transportation advantages:

- 5.5 miles of railroad with daily services for Class 1 interchange, cargo transfer and storage
- Dedicated and affordable rail crew with 40+ years of experience
- Harbor service with 1,200 horsepower towboat
- Fleeting and staging areas for up to 75 barges
- One 35 ton and two 10-ton overhead cranes and a 60-ton mobile crane
- Certified rail and truck scales with 200-ton capacity
- Track excavator for unloading bulk commodities from rail
- \$58 million investment in upcoming infrastructure improvements



MUSKOGEE AT A GLANCE

45,000+
25 or Older Population
in Muskogee Co.

530,000+
People Employed
Within 45-Minutes

94%
of U.S. Population
Accessible Overnight
by Road

3
Higher Education
Institutions

#4
Most Affordable
City in U.S.

#5
County in OK for
Capital Investment

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PORT MUSKOGEE
SUCCESS FLOWS FROM MUSKOGEE

53 Miles To Tulsa

MARSHALLING YARD

MUSKOGEE TURNPIKE

MEGA RAIL SITE
44 ACRES

vallourec

MUSKOGEE WATER PLANT

LEASED

PLANNED 50K SF RAIL SERVED WAREHOUSE

LEASED

NEW 80 FT HEAVY LIFT DOCK PLANNED

TRACT J
18 ACRES

PARAGON INDUSTRIES

LEASED

LEASED

QLF

ERGON

METALS USA

PROFORM GROUP

DON CAYO DR

N 43RD ST E

E HARRIS RD

MCCLELLAN-KERR ARKANSAS RIVER NAVIGATION SYSTEM (MKRANS)



SCAN TO VIEW ALL AVAILABLE INDUSTRIAL SITES IN MUSKOGEE

OVERVIEW

2
Industrial Sites Available

9 FEET
Channel Depth

450 ACRES
Of Industrial Land

350 FEET
Concrete Wharf

20
Mooring Dolphins

3,000 FEET
Of Navigable Waterfront

CITY-OWNED
Water & Sewer

OG&E
Electric

ONG
Natural Gas

AT&T
Fiber

- Available Sites
- Leased Sites
- Highways
- Railway
- Minor Roads



US INLAND WATERWAYS

DISTANCE FROM PORT MUSKOGEE TO MAJOR PORTS

| CITY | BARGE TIME (DAYS) |
|-------------|-------------------|
| MEMPHIS | 5 |
| BATON ROUGE | 7 |
| NEW ORLEANS | 8 |
| CHICAGO | 10 |
| PITTSBURGH | 14 |

