

1415 W SUMMIT AVE



Property Description

This ±40,577 square foot industrial facility consists of four freestanding metal buildings on ±3.28 acres with Industrial (I-1) zoning. The buildings feature multiple drive-in doors, open shop layouts, and flexible demising potential, making them well-suited for contractors, fabricators, or light industrial operators. Several buildings are equipped with bridge crane runway rails and jib crane infrastructure, positioning the site as a strong fit for manufacturing, steel work, or other heavy vocational uses.

With robust power, crane infrastructure, and proven industrial functionality, the property offers a plug-and-play manufacturing environment in a market with limited supply of quality, heavy-use space.

A ±10,275 SF sale leaseback with the current owner provides immediate stabilized income for investors. The seller is also open to relocation or lease structure adjustment, offering rare flexibility for buyers who wish to control or occupy the entire site.

This property may be purchased individually or alongside the adjacent ±9,775 SF PEMB facility also located at 1415 W Summit Ave.



Location Description

Located in Ponca City's established industrial corridor, the property sits just south of the regional airport with direct frontage along W Summit Avenue. The site offers convenient access to major arterials including U.S. Highway 60, Highway 77, and I-35, and is positioned near key employers such as the Phillips 66 Refinery and Mertz Manufacturing. The surrounding area supports a mix of fabrication shops, service contractors, and manufacturing users, creating a strong ecosystem for vocational trades and industrial supply. With established infrastructure and access to a skilled blue-collar workforce, the location supports both local operations and broader regional growth strategies.

Offering Summary

SALE PRICE:	\$1,600,000
NUMBER OF BUILDINGS:	4
TOTAL BUILDING AREA:	40,577 SF
LOT SIZE:	3.28 Acres



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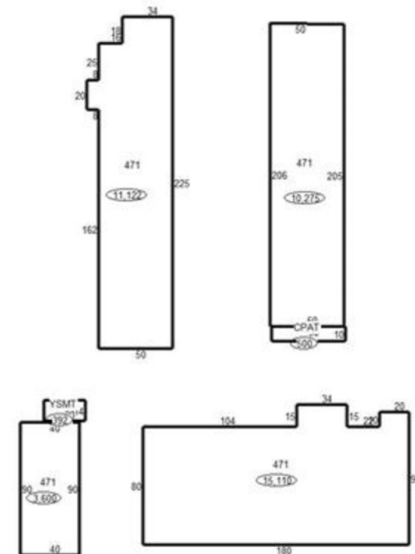


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Building Breakdown

	Vintage	UBA (SF)	Height	Drive-Ins	Crane Ready
NW BUILDING	1965	11,112	14'	12	Y
NE BUILDING	1965	10,275	14'	4	Y
SW BUILDING	1996	4,080	16'	3	N
S BUILDING	1965	15,110	14'	7	Y
Table Totals		40,577		25	



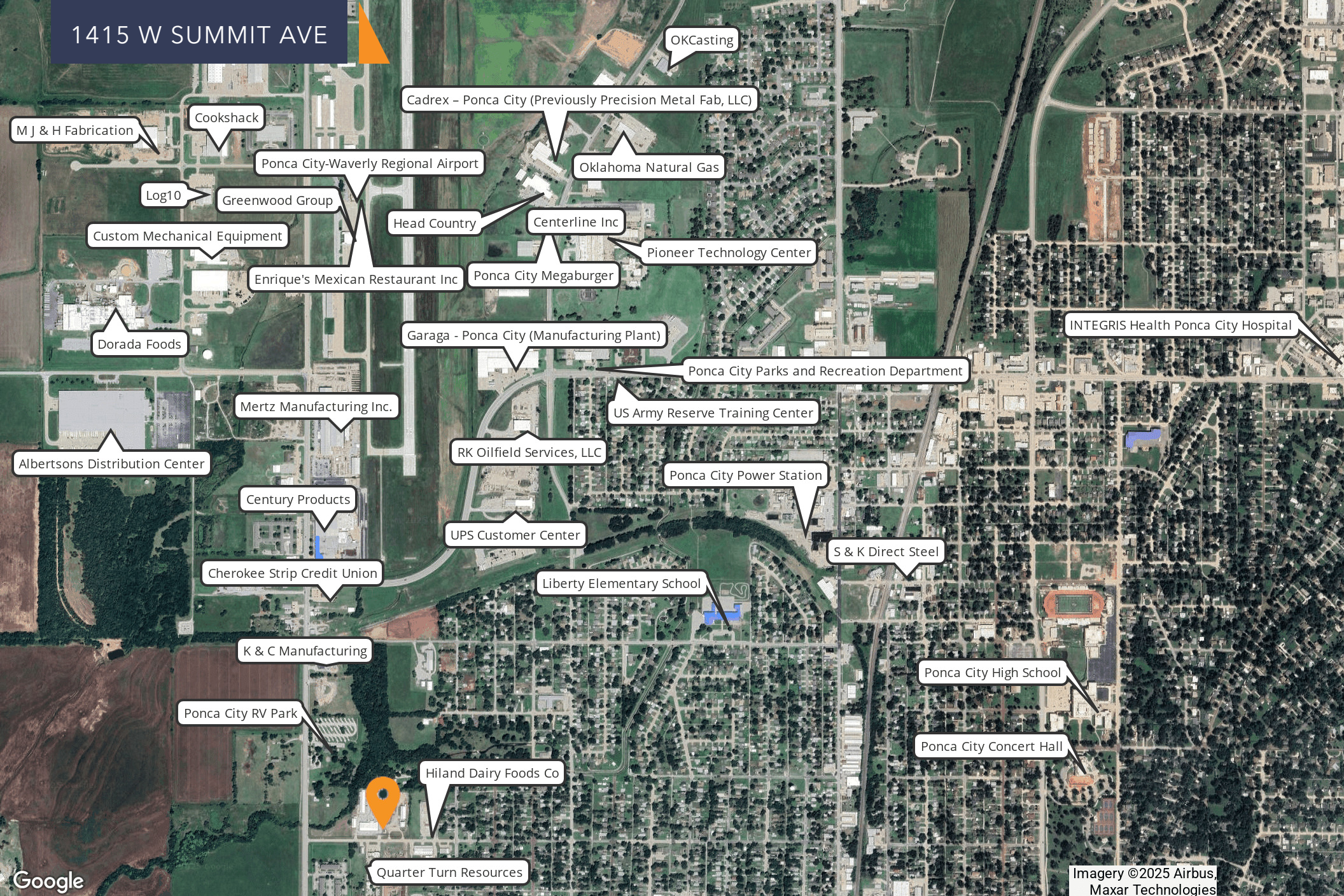
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1415 W SUMMIT (NW BUILDING)



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1415 W SUMMIT (NE BUILDING)



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1415 W SUMMIT (SW BUILDING)



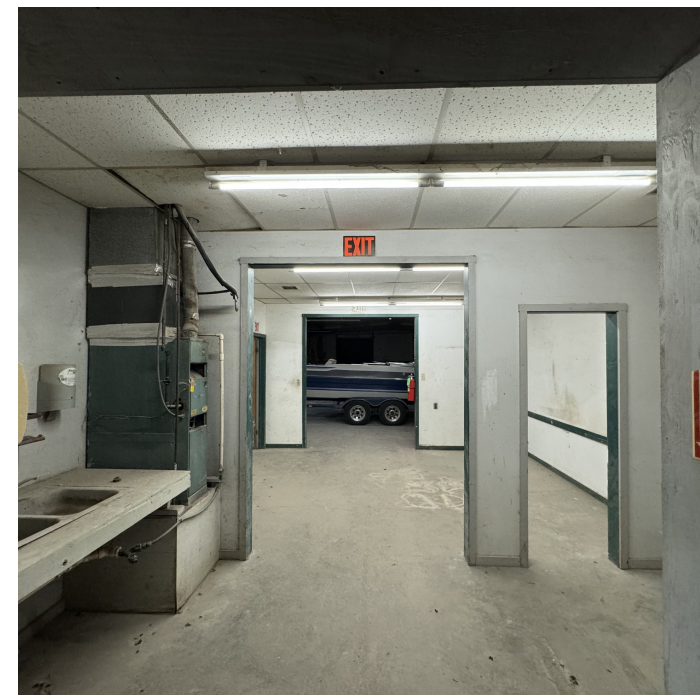
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1415 W SUMMIT (S BUILDING)



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