

41501 WOLVERINE ROAD

Shawnee, Oklahoma 74804



FOR SALE

TURN-KEY MANUFACTURING FACILITY

±512,728 SF ON ±97 ACRES

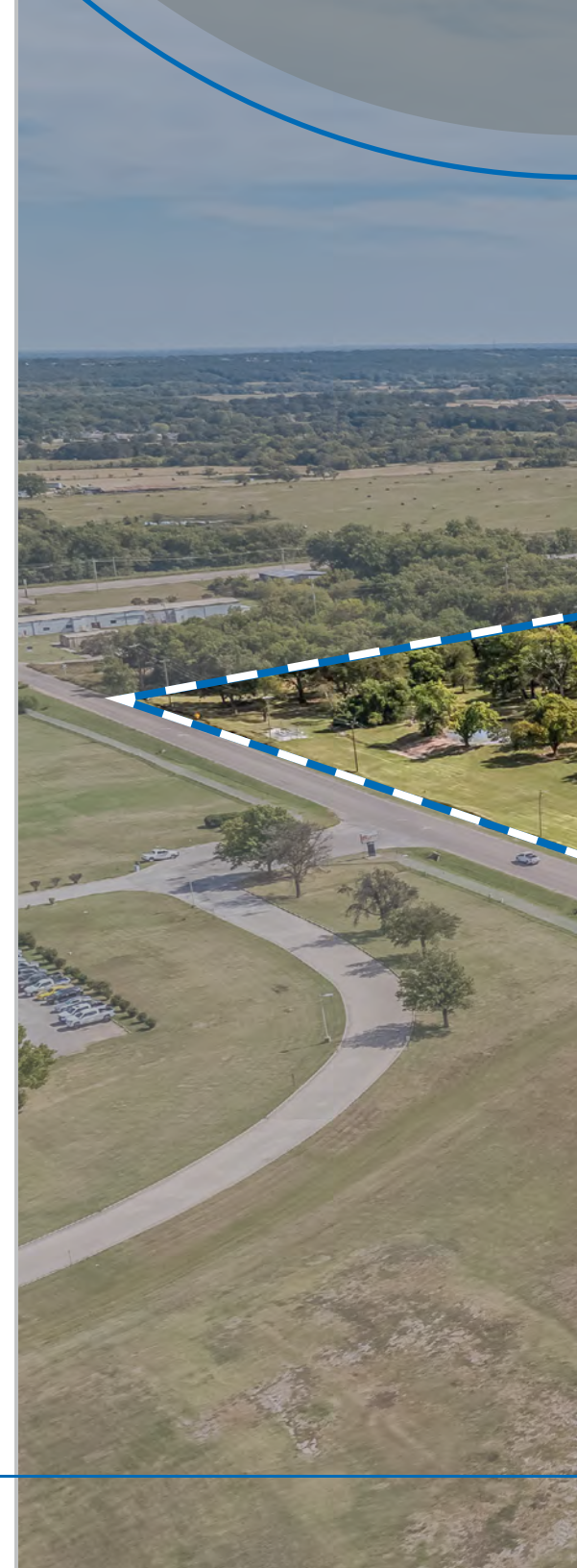
TIER 1 RAIL ACCESS | SUBSTANTIAL POWER INFRASTRUCTURE | EXCELLENT LABOR POOL

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EXECUTIVE SUMMARY

THE OFFERING - JLL and Newmark are pleased to present this manufacturing facility, available for purchase, strategically located along I-40 in Shawnee, OK. This ±512,728 SF industrial facility, which includes ample office space, sits on ±97 acres of land and benefits from direct Tier 1 rail access, substantial power infrastructure with an onsite substation, and proximity to major transportation networks. With heavy utility capacity and ample land for future expansion or outside storage, the offering presents an exceptional opportunity for manufacturing/R&D operations, distribution centers or industrial redevelopment in a growing region. The property features excellent connectivity, with rail service via BNSF and immediate proximity to I-40 via Hwy 18. Situated just 35 minutes from Downtown Oklahoma City and 40 minutes from Will Rogers International Airport, this property offers significant potential for a variety of industries.





SITE OVERVIEW

SITE CHARACTERISTICS

- ↔ **Total Land Area:** ±97.00 acres (±4,225,320 SF)
- ↪ **Building Coverage Ratio:** 0.15 FAR
- P **Parking:** 200 surface parking spaces (ability to expand)
- 🚂 **Rail Access:** Two on-site railroad spurs serviced by BNSF (leased)
- ↗ **Development Potential:** Significant additional land for future expansion/outside storage

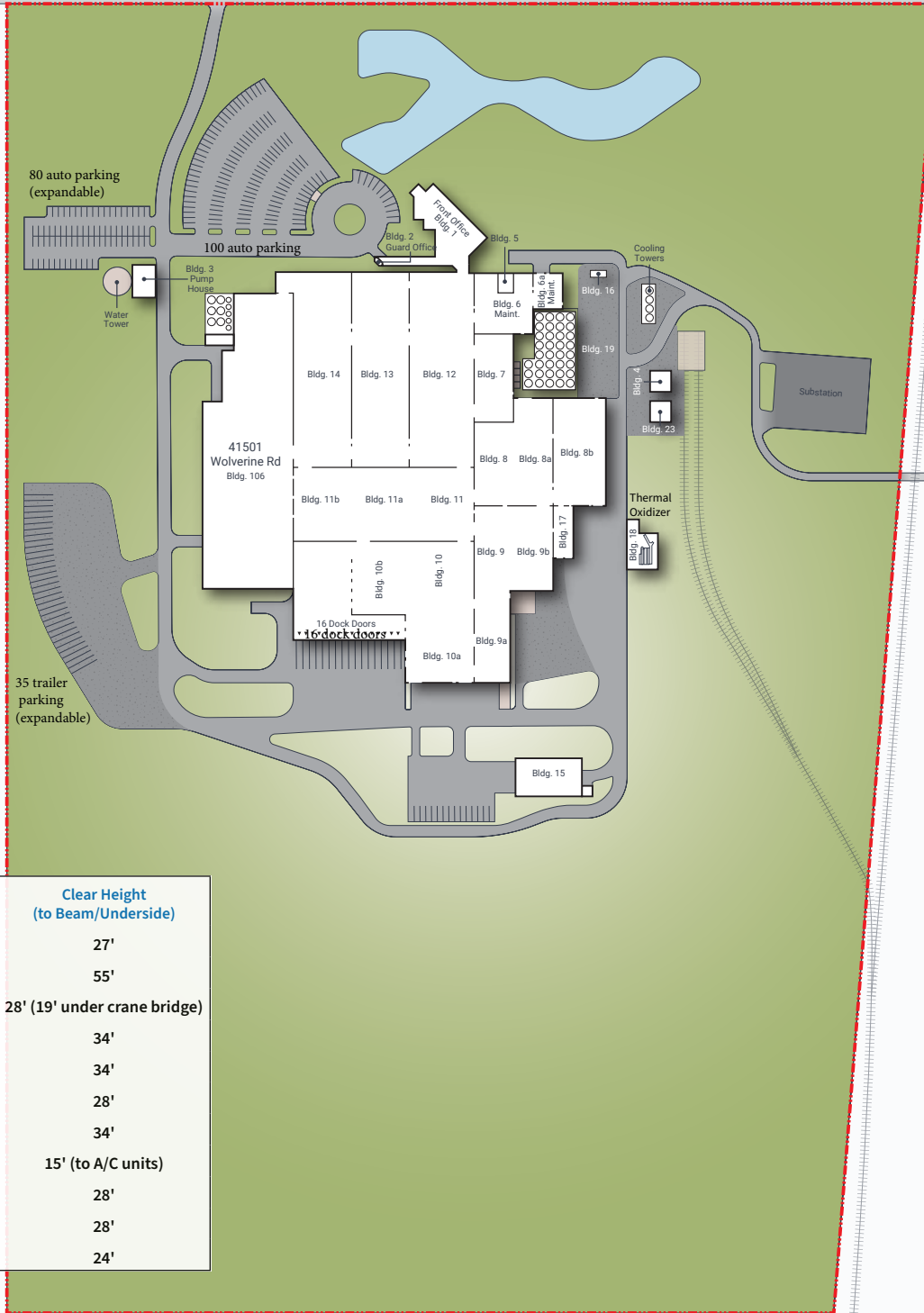
BUILDING SPECIFICATIONS

- ↔ **Total Building Area:** ±512,728 SF
- 📅 **Year Built:** 1970
- 🏠 **Power:** 40 MW capacity w/ transmission upgrades
- ↕ **Ceiling Height:** 22'-55'
- 🏗️ **Construction:** Concrete and steel frame
- 🚚 **Dock Doors:** 15 dock-high with pit levelers and stop-and-go lights
- ⚡ **Lighting:** LED (warehouse), sodium vapor lights (specialized areas)



SITE PLAN

WOLVERINE RD



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71



Building	Clear Height (to Deck)	Clear Height (to Beam/Underside)
Building 6	29'	27'
Building 8	57'	55'
Building 9	30'	28' (19' under crane bridge)
Building 10	38'	34'
Building 10a	38'	34'
Building 106	30'	28'
Building 11a	39'	34'
Building 12	30'	15' (to A/C units)
Building 13	30'	28'
Building 14	30'	28'
Building 16	29'	24'

SITE INFRASTRUCTURE

MANUFACTURING CAPABILITIES

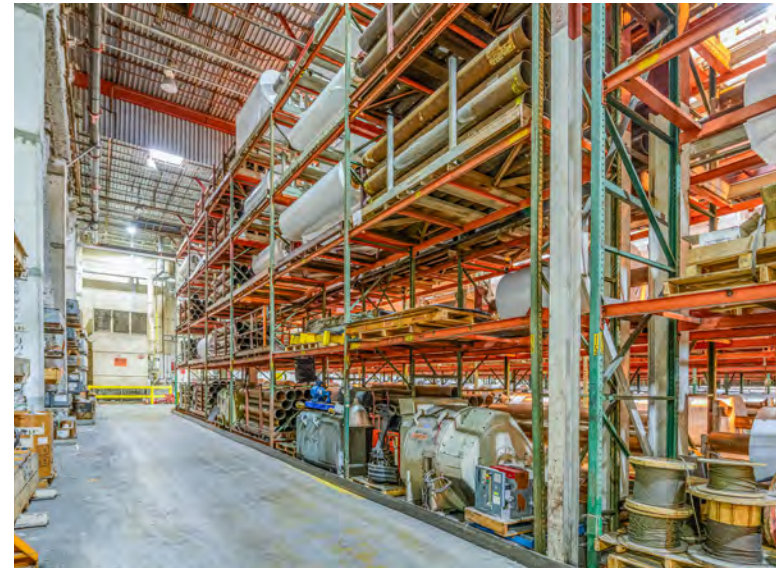
- **Production Areas:** Expansive manufacturing floor
- **Pits & Containment:** Large pits for machinery and containment, including two primary tank pits and pits up to 10 feet deep
- **Machine Shop:** Lathe, drills, etc. (Optional)

UTILITY OVERVIEW

- **Electrical:** Substantial power with 40 MW capacity (2250 kVA) from an on-site substation
- **Natural Gas:** Oklahoma Gas & Electric service
- **Water/Sewer:** City of Shawnee municipal services

OTHER FEATURES

- **Fire Protection:** Fire pump, water storage tank, and suppression systems
- **Security:** Guard shack and perimeter security infrastructure
- **Rail Siding:** Direct rail access for bulk material handling (Leased)





NEIGHBORHOOD MAP



EWCOR RD 110



Flying W Industrial Services



WOLVERINE STORAGE

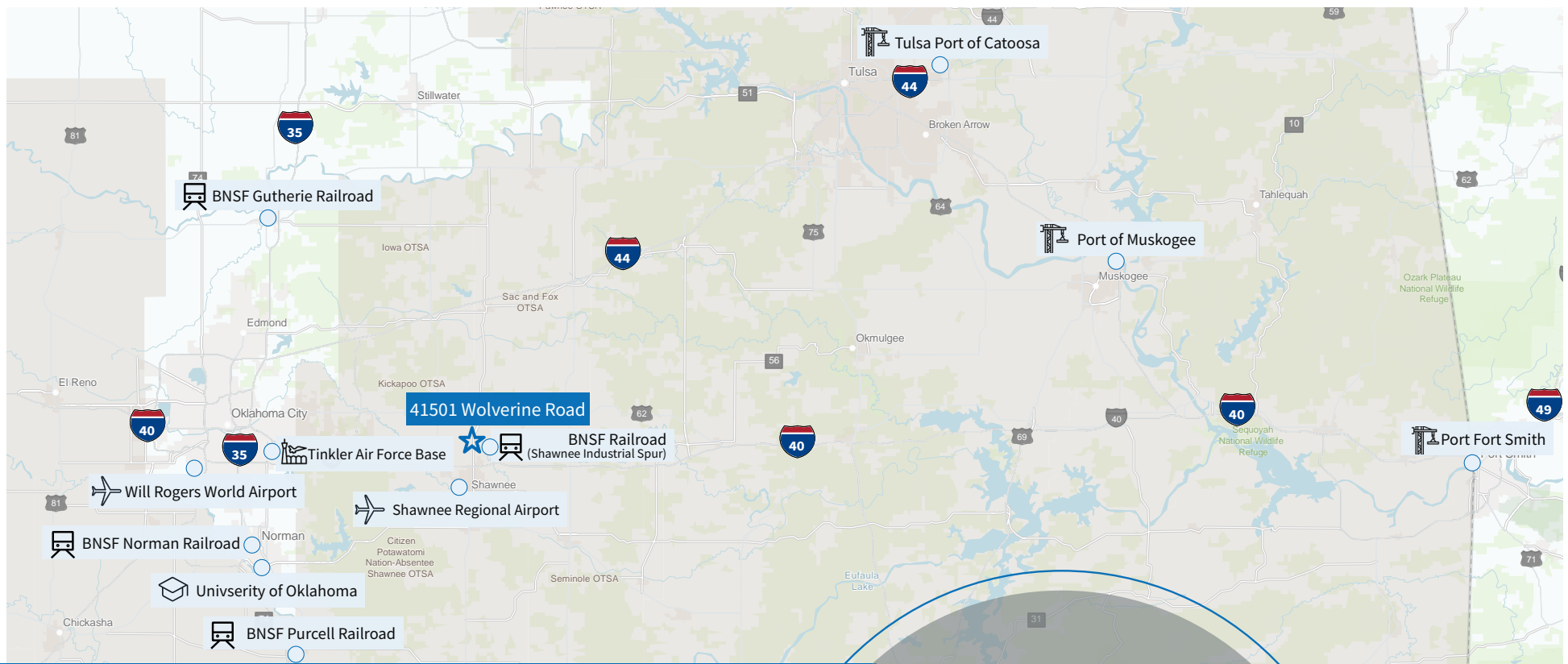
41501 Wolverine Road



SUITED FOR YOUR BUSINESS

DESTINATION	MILES FROM	MINUTES TO
Hwy 18	0.5	1
I-40 Access	2.8	4
U.S. Hwy 62	6.4	8
Shawnee Regional Airport (SNL)	5.6	12
I-335	17.6	17
I-240	23.4	22
Tinker Air Force Base	29.8	35
I-35 (via I-40)	36.2	35
University of Oklahoma	37.5	50

DESTINATION	MILES FROM	MINUTES TO
BNSF Flynn Yard (Intermodal)	39.1	50
Downtown Oklahoma City	39.5	45
Will Rogers World Airport (OKC)	41.3	50
Downtown Tulsa	99.8	95
Tulsa Port of Catoosa	103	99
Tulsa International Airport (TUL)	103.7	100
Port of Muskogee	110	102
Port of Catoosa	114.6	110
Port Fort Smith	148	136



REGIONAL MAP

41501 Wolverine Rd offers proximity to Oklahoma's leading industrial corridor, with direct access to major manufacturers, Fortune 500 companies, and critical infrastructure including Tinker Air Force Base. This strategic location provides immediate connectivity to a robust network of established businesses, skilled workforce centers, and transportation hubs that drive the region's economic growth.

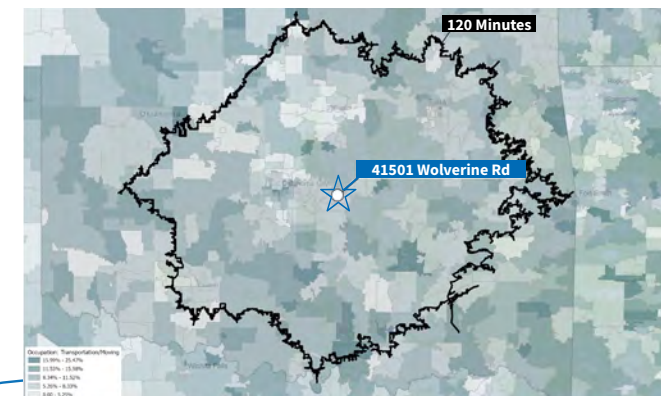
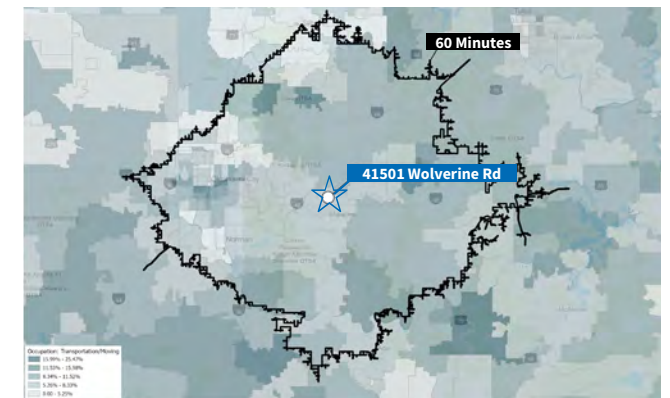
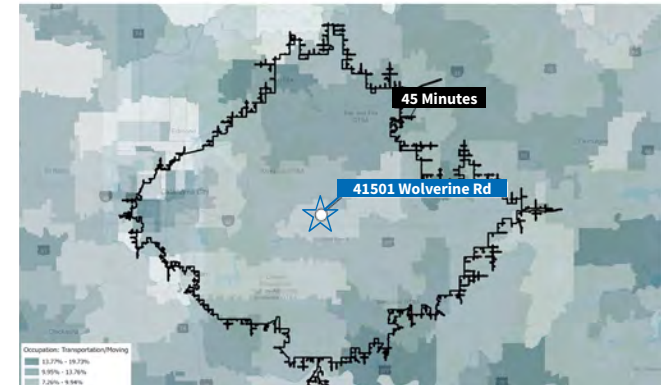


BUILT FOR MANUFACTURING SUCCESS

Shawnee offers a strong industrial labor pool and growing market demographics, making it an ideal location for manufacturing and industrial employers.

DEMOGRAPHICS

	45 MINUTES	60 MINUTES	120 MINUTES
Total Population	680,165	1,511,447	3,423,561
2025-2030 Growth Rate: Population	0.43%	0.64%	0.52%
Civ Pop 16+/Labor Force	340,873	793,833	1,729,033
Total Daytime Population	733,069	1,526,574	3,425,024
Daytime Pop: Workers	382,158	783,476	1,681,383
Daytime Pop: Residents	350,911	743,098	1,743,641
Unemployment Rate	4.4%	3.8	3.9
Total Households	264,559	591,630	1,330,954
Median Age	37	37	38
Median Household Income	\$64,262	\$71,788	\$68,339
Occupation: Transportation/Moving	29,920	59,482	128,086
Occupation Rate: Transportation/Moving	9.18%	7.79	7.71
Transportation/Warehouse Emp	6,384	12,722	46,344
Transportation/Warehouse Bus	577	1,085	2,856



WHY SHAWNEE

Shawnee is strategically investing in its infrastructure and community to provide a stable, supportive environment for major industrial operations and ensure long-term business success.

STRATEGIC PUBLIC INVESTMENTS FOR INDUSTRY

- **Utility Modernization:** A \$104 million investment in a new wastewater treatment plant ensures service capacity through 2060, supported by ongoing water/sewer line upgrades and dam repairs.
- **Transportation Upgrades:** Regional logistics are enhanced by the six-lane expansion of Interstate 40. A multi-year plan is also modernizing the Shawnee Regional Airport with significant infrastructure improvements.

COMMITMENT TO COMMUNITY & WORKFORCE

- **Community Revitalization:** The revitalization of historic downtown is creating a vibrant hub for commerce and culture, complemented by public safety upgrades like the Fire Station 3 expansion.
- **Focus on Housing:** Proactive housing initiatives are in place to support a growing population, ensuring a sustainable workforce for incoming businesses.

FINANCIAL STRENGTH & PRO-BUSINESS CLIMATE

- **Financial Resilience:** City leadership is successfully rebuilding operating reserves and secured Oklahoma's first-ever FEMA Community Disaster Loan, demonstrating sound fiscal health and crisis management.
- **Targeted Incentives:** The state's Quality Jobs Program offers substantial cash incentives for companies creating jobs in manufacturing and distribution.









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