



# FOR SALE | CAPITOL STEEL

1718 S AGNEW AVE OKLAHOMA CITY, OK 73108

**ANDREW HOLDER**

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**PRICE  
EDWARDS**  
AND COMPANY

## 1718 S AGNEW AVE

## OKLAHOMA CITY, OK 73108



### PROPERTY DESCRIPTION

Rare opportunity to acquire a large-scale industrial facility on 23.66 acres of I-3 zoned land in the core of Oklahoma City. The property consists of five industrial buildings totaling 326,445 SF, constructed between 1942 and 1956, offering flexible utility for manufacturing, fabrication, logistics, or heavy industrial users. The site features an active rail spur, 10 overhead cranes ranging from 2-ton jibs to 150-ton rolling cranes, and dual ingress/egress with access from S Agnew and S Pennsylvania, allowing efficient circulation and truck access. Well-suited for owner-users, investors, or value-add repositioning

### PROPERTY HIGHLIGHTS

- 23.66 acres of I-3 zoned land
- Five buildings totaling 326,445 SF
- Active rail spur
- 10 overhead cranes
- Dual ingress/egress off S Agnew and S Pennsylvania Ave

|                       |                            |
|-----------------------|----------------------------|
| <b>Sale Price:</b>    | Contact Broker for Pricing |
| <b>Zoning:</b>        | I-3 (Industrial Heavy)     |
| <b>Rail Access:</b>   | Yes                        |
| <b>Lot Size:</b>      | 23.66 Acres                |
| <b>Building Size:</b> | 326,445 SF                 |

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### PROPERTY

- 1718 S Agnew presents a rare opportunity to acquire a heavy industrial asset with significant land coverage, infrastructure, and zoning flexibility in a supply-constrained Oklahoma City industrial submarket. The property encompasses 23.66 acres of I-3 zoned land and is improved with five industrial buildings totaling approximately 326,445 square feet, constructed between 1942 and 1956.
- The building mix provides a range of clear heights, footprints, and functional layouts, accommodating a wide variety of industrial and manufacturing uses. The asset is uniquely positioned for heavy manufacturing or fabrication operations, featuring an active rail spur and an exceptional crane package consisting of 10 overhead cranes, ranging from 2-ton jib cranes to a 150-ton rolling crane. This infrastructure allows for high-capacity material handling rarely available in today's market and would be costly to replicate.
- The site offers two points of ingress and egress with access from both S Agnew Avenue and S Pennsylvania Avenue, enhancing traffic flow, operational efficiency, and potential site segmentation.
- With its substantial acreage, core infill location, and I-3 zoning, the property is well suited for owner-users, investors, or redevelopment strategies seeking scale, heavy industrial capability, and long-term upside.

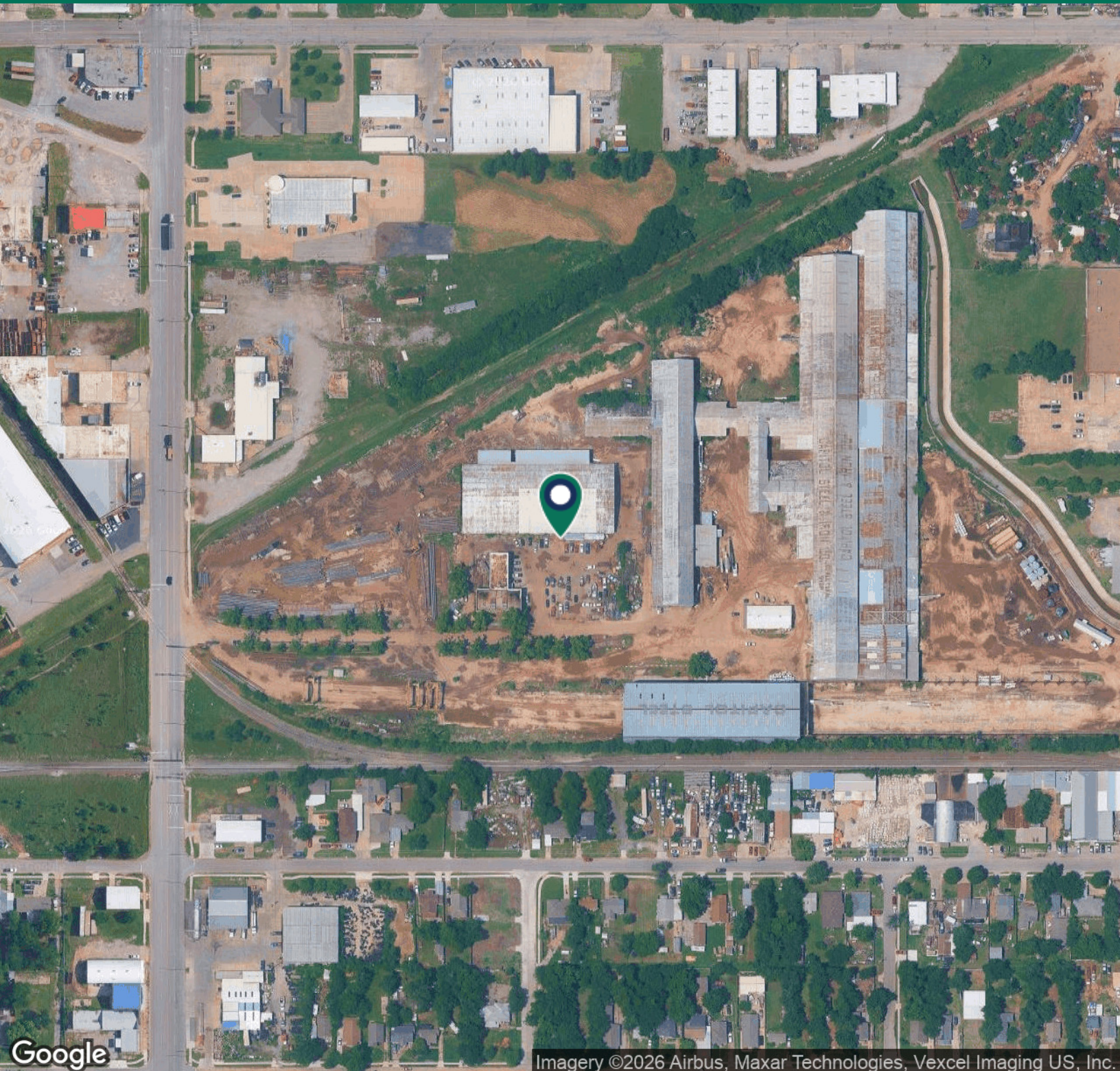
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**PROFESSIONAL BACKGROUND**

Andrew Holder joined Price Edwards and Company June 2021, as a broker associate in the Industrial/Investment Division. Initially from Alva, Oklahoma, Holder graduated from Oklahoma City University in 2012 and began selling real estate in May of 2015. Primarily focusing on the purchase and sale of residential homes and investment packages, Holder soon found himself running a branch office as a Broker. In joining Price Edwards, he hopes to continue to build up his real estate acumen and put his sales and organizational knowledge to the test.

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