

# 41501 WOLVERINE ROAD

Shawnee, Oklahoma 74804



## FOR SALE OR LEASE

TURN-KEY MANUFACTURING FACILITY

±624,488 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 lease or purchase, strategically located along I-40 in Shawnee, OK. This ±624,488 SF industrial facility, which includes approximately 20,000-25,000 SF of office space, sits on 97 acres and benefits from direct Tier 1 rail access, substantial power infrastructure with an onsite substation, and proximity to major transportation networks. With existing crane bays, 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 active 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
- 📈 **Development Potential:** Significant additional land for future expansion/ outside storage

## BUILDING SPECIFICATIONS

- 📏 **Total Building Area:** ±624,488 SF
- 🏢 **Office Area:** ±25,000 SF
- 📅 **Year Built:** 1970
- 🏠 **Power:** 40 MW capacity w/ transmission upgrades
- 📏 **Ceiling Height:** 22'-55'
- 🏗️ **Construction:** Concrete and steel frame
- ⚙️ **Configuration:** Multiple crane bays
- 🚚 **Dock Doors:** 15 dock-high with pit levelers and stop-and-go lights
- ⚡ **Lighting:** LED (warehouse), sodium vapor lights (specialized areas)



SITE  
PLAN



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 with specialized systems
- **Material Handling:** Overhead crane systems and material flow design
- **Silos & Storage:** Multiple storage silos for raw materials (35 on-site silos)
- **Processing Equipment:** Established infrastructure for industrial operations
- **Pits & Containment:** Large pits for machinery and containment, including two primary tank pits and pits up to 10 feet deep
- **Quality Assurance:** Dedicated lab and testing areas to support protocols



## 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

- **Thermal Oxidizer:** Environmental control systems in place
- **Fire Protection:** Fire water storage tank and suppression systems
- **Security:** Guard shack and perimeter security infrastructure
- **Rail Siding:** Direct rail access for bulk material handling









# INDUSTRIAL CORRIDOR

Oklahoma's **rapid growth in aerospace and manufacturing is driving demand** for top-tier industrial facilities. Shawnee offers a strong manufacturing base, a skilled workforce, and **direct access to training at the nearby Gordon Cooper Technology Center** which make 41501 Wolverine Rd **ideally positioned for success**

## INFRASTRUCTURE

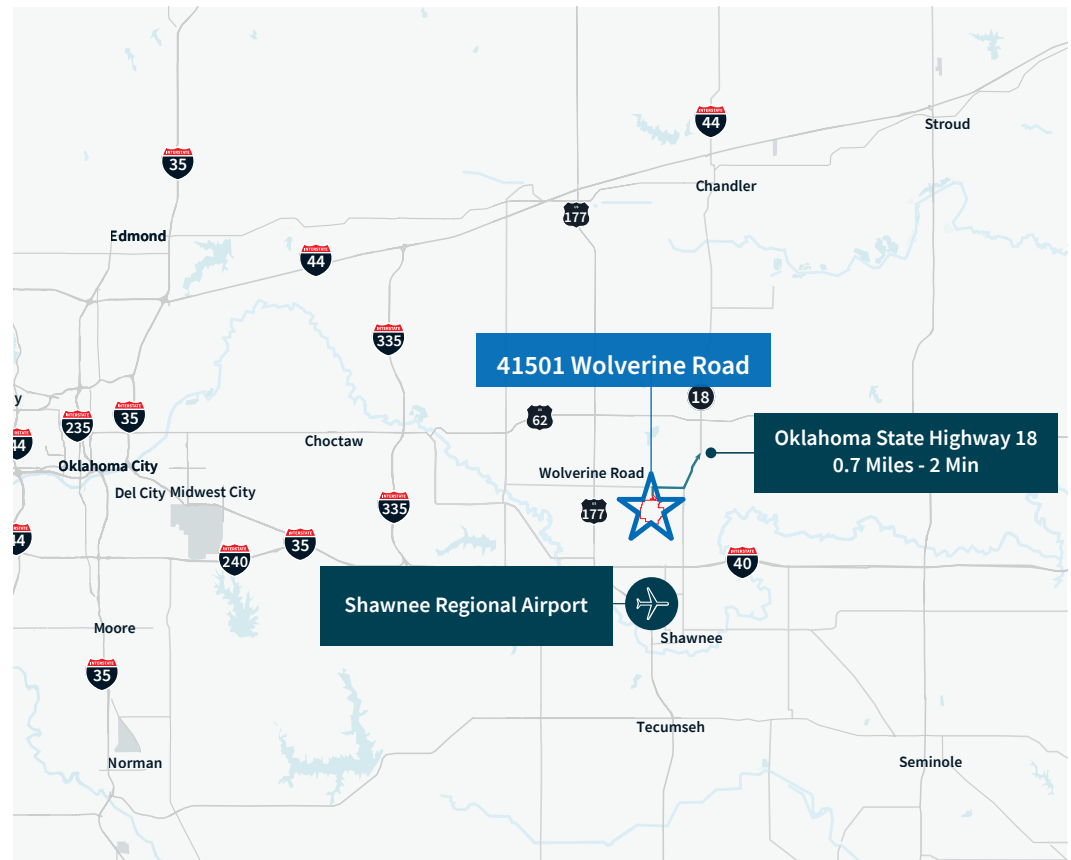
- **Highway 18 and Garrett's Lake Road Upgrades:** In partnership with ODOT, this project will upgrade the intersection to safely manage increased traffic from continued growth
- **Highway Connectivity:** Direct access to major regional highways
- **Rail Networks:** Active Burlington Northern Santa Fe rail spur
- **Airport Proximity:** Shawnee Regional Airport is 12 mins and 6 miles from site. Oklahoma International Airport is 50 mins and 42 miles from the site
- **Interstate Access:** Strategic positioning for regional distribution

## STRATEGIC LOCATION & REGIONAL BENEFITS

- Central U.S. position with direct Interstate highway access.
- Active Burlington Northern Santa Fe rail spur for bulk material transport.
- Access to a skilled manufacturing workforce and technical colleges.
- Lower operating costs compared to coastal markets.
- Supportive, business-friendly regulatory climate

## HIGH VISIBILITY LOCATION

- N3420 Road: 2,591 vehicles daily
- Ew Co Road: 8,779 vehicles daily
- E1120 Road: 9,406 vehicles daily





# NEIGHBORHOOD MAP



**Wolverine**  
INDUSTRIAL PARK

Flying W Industrial  
Services

**UFP PACKAGING**

**Shawnee**  
RV  
Park

**Danfoss**

**bmt**  
bison metals technologies

WOLVERINE STORAGE

EWCOR D 110

**+GF+**  
GEORG FISCHER  
PIPING SYSTEMS



41501 Wolverine Road

**ONE Gas**

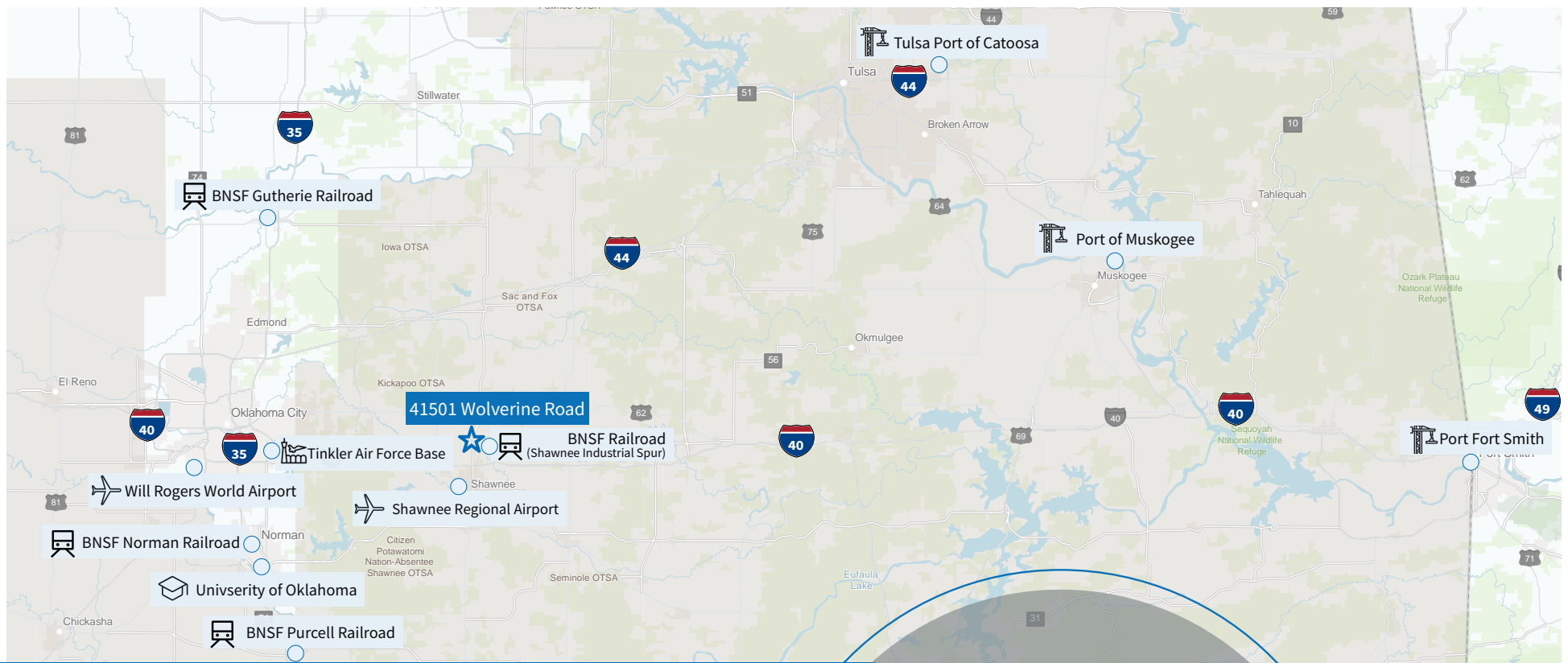




# SUITED FOR YOUR BUSINESS

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.



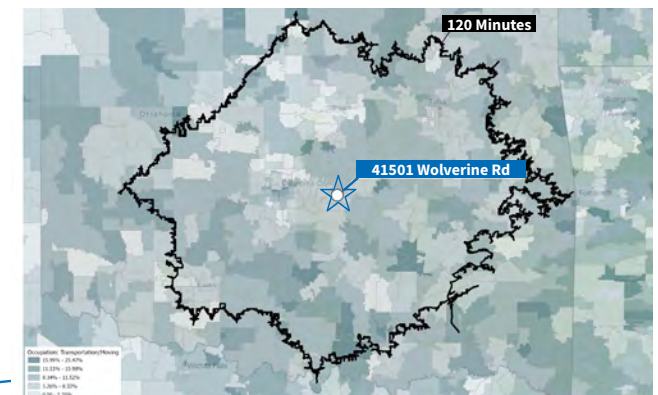
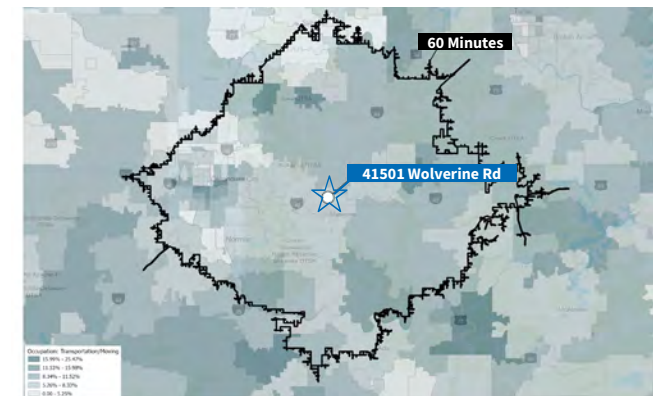
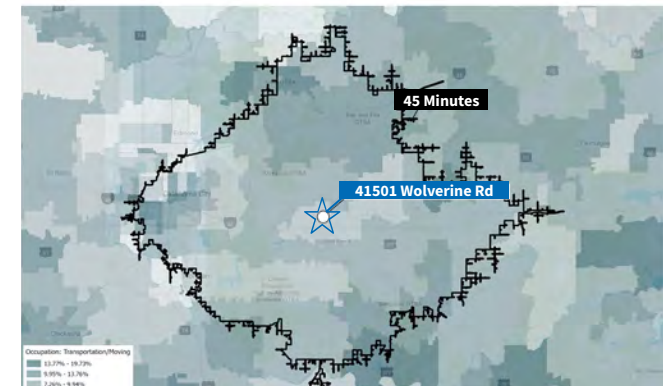


# BUILT FOR MANUFACTURING SUCCESS

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.















## NEWMARK

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