



4400
Don Cayo Drive

MUSKOGEE | OKLAHOMA
74403

CBRE



Rail-Served Manufacturing Facility

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 totaling $\pm 139,872$ square feet. The facility includes $\pm 132,878$ square feet of warehouse space and $\pm 6,994$ square feet of office space.

The facility consists of steel construction that was originally built in 1981 and later renovated in 2009. Located at the Port of Muskogee, the facility sits on ± 15.09 acres with access to an active rail spur serviced by Union Pacific Railroad. 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.



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 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

PROPERTY FEATURES

- ±139,872 SF Total*
- Up to 24' Clear Height
- (1) 12' x 16' Overhead Door
- (1) 12' x 12' Overhead Door
- (9) 9' x 10' Dock High Doors with 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





WHY MUSKOGEE

+ #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)

PORT MUSKOGEE

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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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

LEGEND
 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



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