



SHAWNEE, OK
41501 WOLVERINE RD

AVAILABLE
WAREHOUSE / MANUFACTURING

512,728 SF
97 Acres

PROPERTY DESCRIPTION



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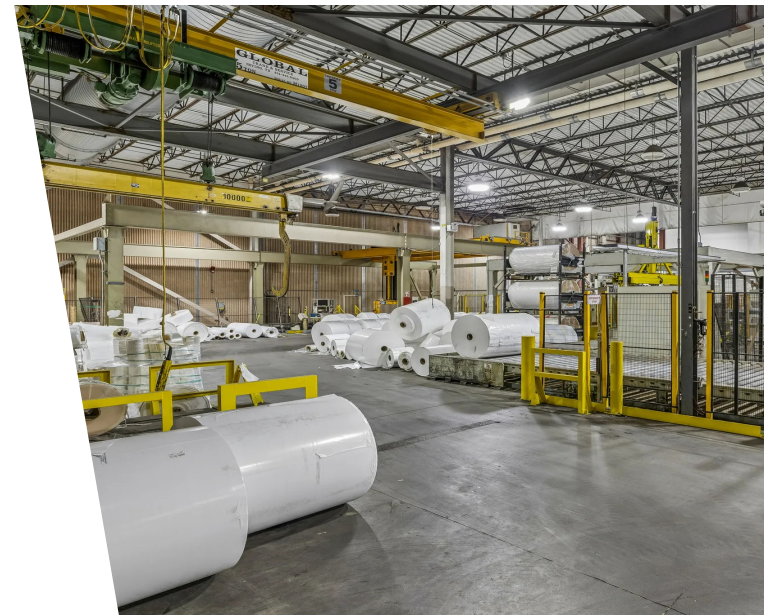
Introducing an exceptional opportunity for industrial and manufacturing users: a prominent 512,728 SF building with 29 bridge cranes, on-site 16 MW sub-station with a path to 40 MW, 2 BNSF rail spurs, clear heights from 28' to 55' clear and heavy manufacturing infrastructure. Located in the thriving Shawnee area 40 minutes east of Oklahoma City, this expansive property offers versatile space for a range of industrial applications. With ample room for manufacturing, warehousing, and distribution, along with convenient access to transportation routes, it is perfectly positioned for streamlined operations and logistical efficiency. This well-maintained facility presents a solid foundation for growth and expansion, positioning users of all kinds for success in the dynamic industrial and manufacturing landscape.

LOCATION DESCRIPTION

Discover the potential in Shawnee, Oklahoma – a prime location for industrial and manufacturing investment. Situated in the heart of the state, this area boasts a strategic position near major transportation arteries, including 6 minutes to Interstate 40 and BNSF rail lines, providing easy access to regional and national markets. The vibrant community offers a skilled labor force, supportive business environment, and a range of nearby amenities. Explore the historic Shawnee downtown area, take in the natural beauty of nearby Shawnee Twin Lakes, or access essential services at the nearby Shawnee Regional Airport. Invest in the future of industry and manufacturing in this dynamic and growing location.

PROPERTY HIGHLIGHTS

- **BUILDING:** +/- 512,728 SF manufacturing facility built in 1970
 - +/- 49,000 SF @ 55' clear
 - +/- 122,000 SF @ 34' clear
 - +/- 201,000 SF @ 28' clear
 - +/- 141,000 SF at 24'-27' clear
- **LAND:** Approximately 97 acres
- **OFFICE SPACE:** 10,000 sf
- **RAIL:** 2 on-site BNSF rail spurs
- **POWER:** 16 MW equipment now / 40 MW possible near term with upgrades
- **DOCK-DOORS:** 15 dock-high with pit levelers
- **DRIVE-IN DOORS:** 5
- **CRANES:** 29 bridge cranes throughout the facility
 - > 1 to 8 tons and spans from 15' to 30'
- **NATURAL GAS:** 6" line
- **SEWAGE:** 10" line
- **WATER:**
 - > 1 - 6" line in the main utility room
 - > 1 - 4" in line 106 utility room
 - > RO process water
- **LIGHTING:** LED (Majority) and sodium
- **AC:** Select Buildings
- **AIR COMPRESSORS:** Sullair, York, Kaishan, and Atlas - 100 to 189 PSI
- **LOCATION:**
 - 6 minutes to I-40
 - 13 minutes to Shawnee Regional Airport
 - 45 minutes from downtown OKC and Will Rogers Airport



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

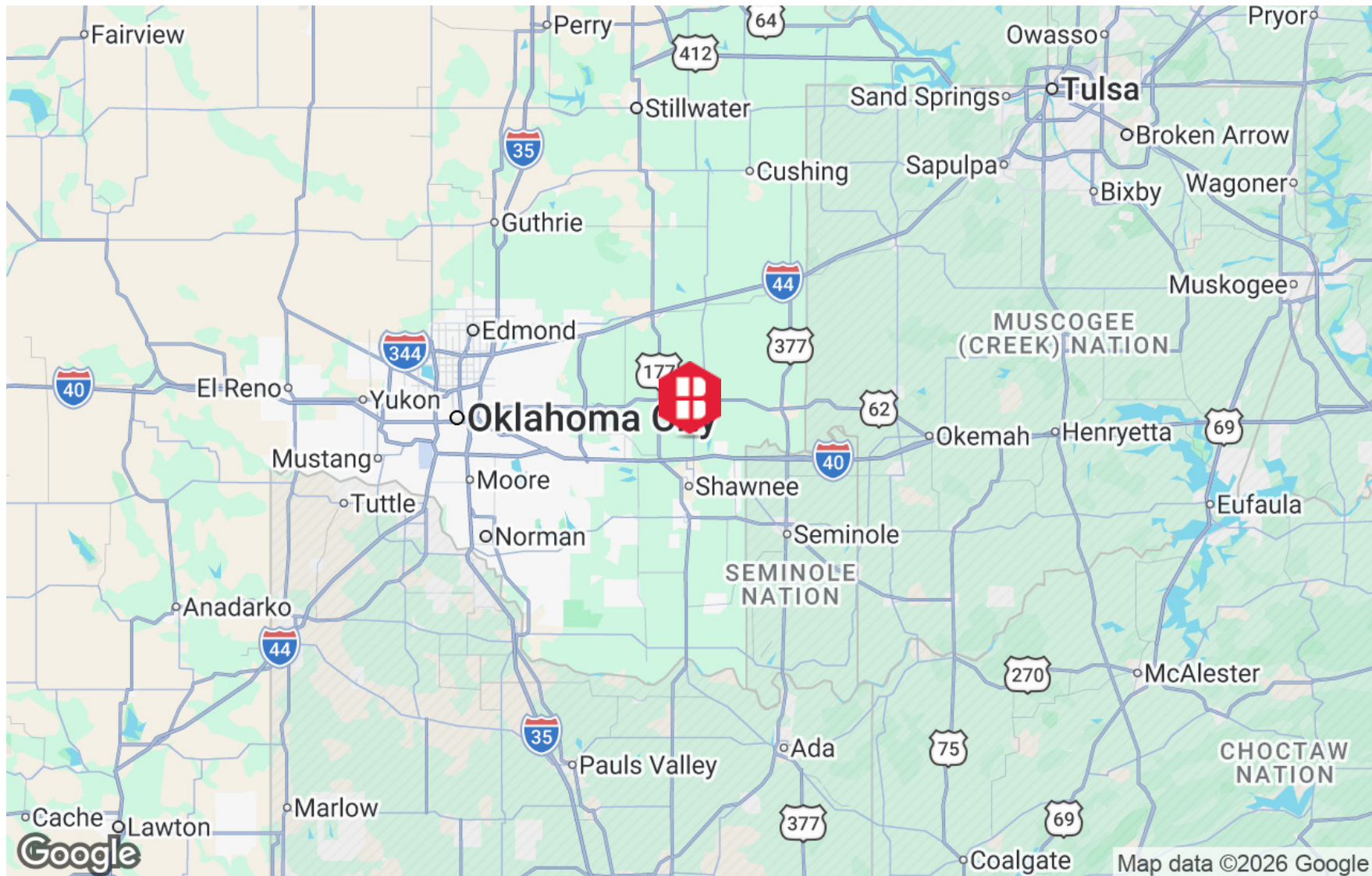


6 | 41501 Wolverine Rd | Shawnee, OK 74804



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

LOCATION MAP



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