

41805-41901 Wolverine Road

Shawnee, OK 74804

Sale Price: \$985,000



41901 Wolverine Rd



Property Highlights: 17,639 SF on 4.8 AC

41901

- + 14,639± SF Total
 - Approximately 90% climate-controlled office and assembly space with geothermal HVAC
- + 2.3± Acre lot, fenced
 - Concrete/asphalt
 - Electronically-controlled entry gate
- + Clear Height: 13.5' - 14.5'
- + Power: 1400A, 208/120/240/480/600/460V, 3-phase
- + LED lighting
- + Powerlift grade-level doors: (2) 12' x 14', (1) 12' x 12'; plus two former that could be reopened

- + Security system with external lighting, motion sensors and key cards (all buildings)
- + Warehouse: Clear Span, gas space heating, 8'+ protective metal liner panel, side panels for lighting, insulated, air lines and floor drain
- + City utilities and zoning: I-1 light industrial (all buildings)

41805

- + 1,500± SF Total (450 SF Office)
- + 1.25± Acre lot, fenced with paved parking lot
- + Clear Height: 12'
- + Power: 200A, 208/120/240V, 3-phase

- + High efficiency fluorescent tubes
- + Clear-span warehouse equipped with gas space heating and two 9' x 12' grade-level doors
- + 1-ton crane in bonus carport

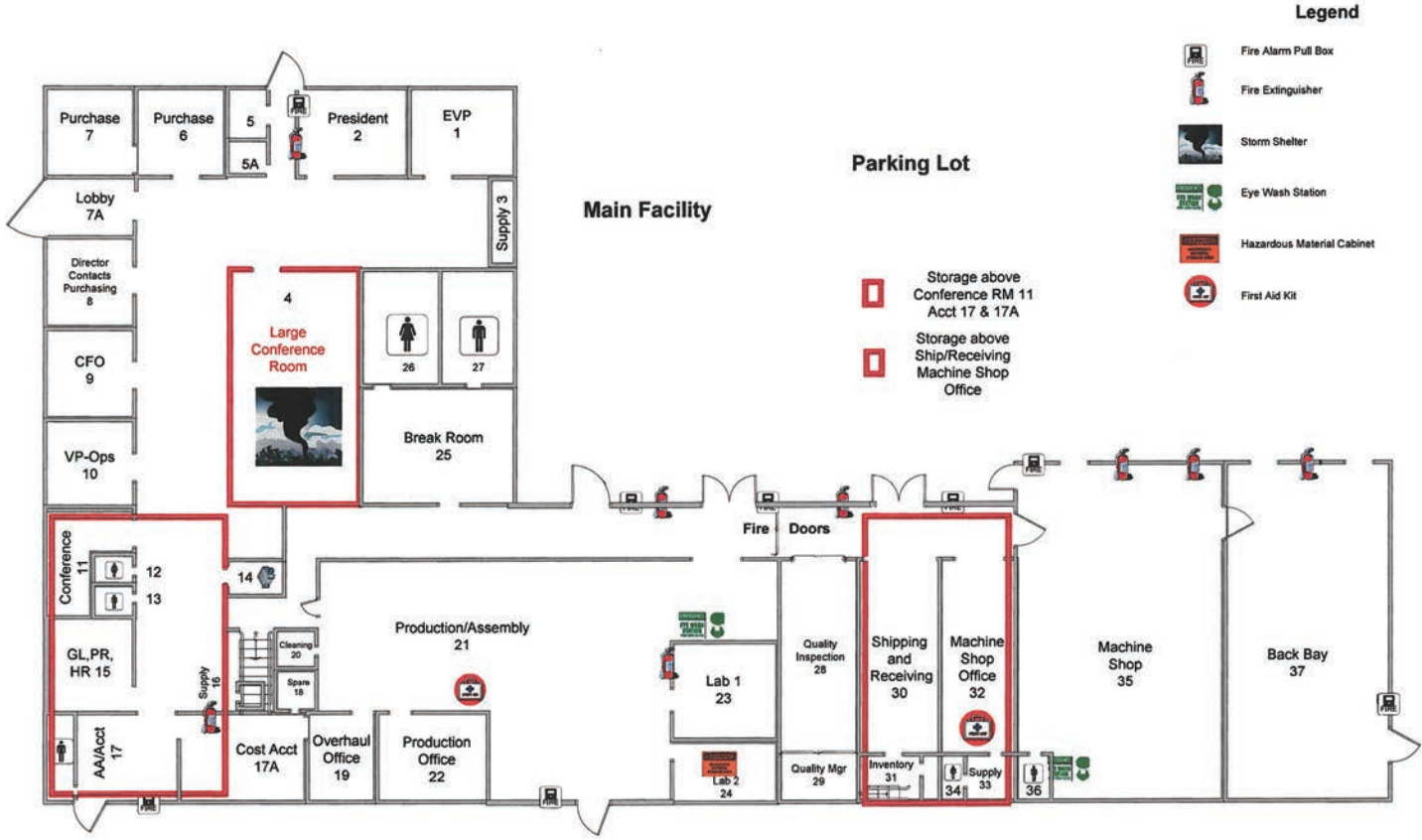
41807

- + 1,500± SF Total
- + 1.25± Acre lot, fenced
- + Power: 200A, 208/120V, 3-phase
- + Fully built-out and fully climate-controlled

Photos 41901



Floor Plan 41901



Photos 41805

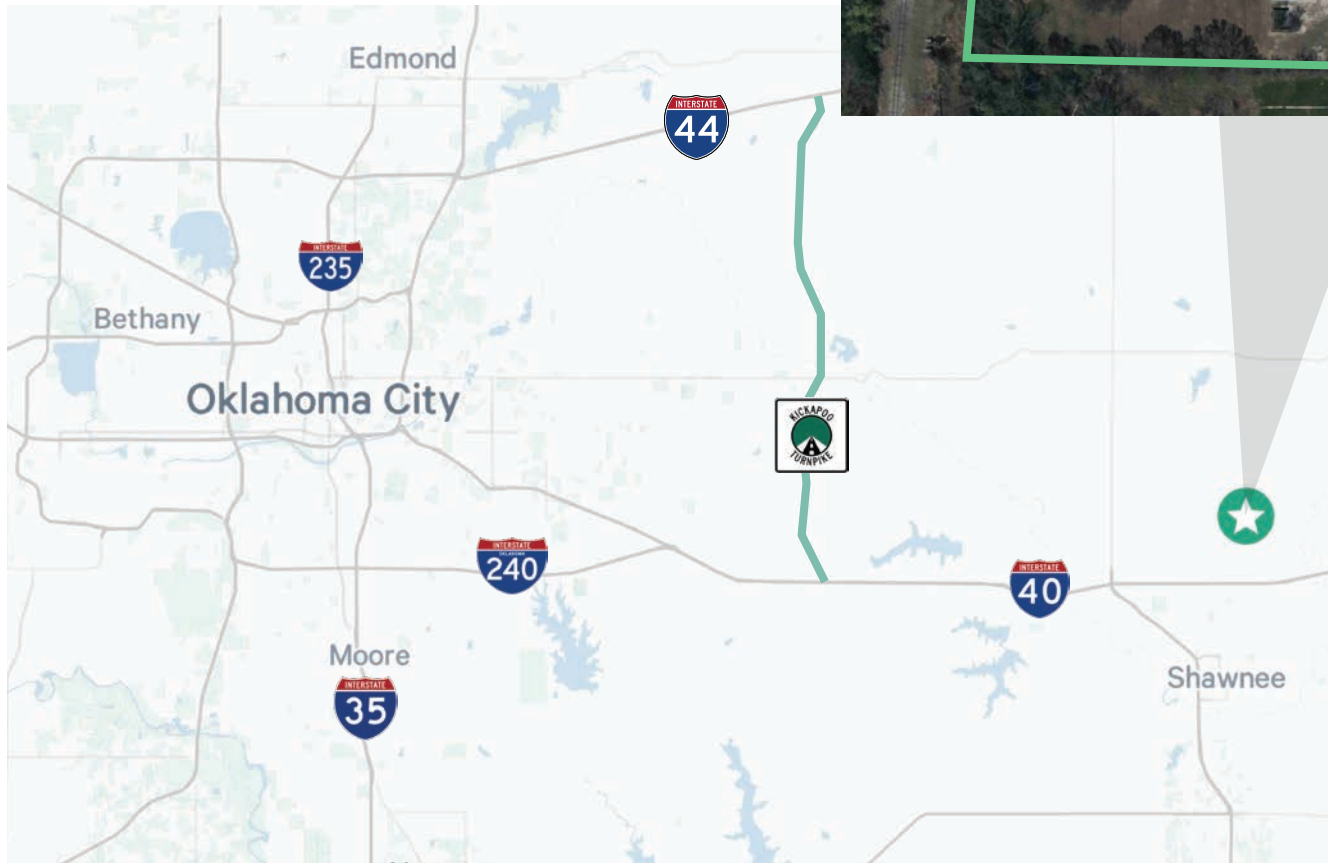


Photos 41807



Vicinity Map

The property is in Shawnee, Oklahoma which is located approximately 40 miles east of Downtown Oklahoma City. The site is adjacent to State Highway 18 and less than 2.5 miles north of Interstate 40.



Contact Us

Randy Lacey, SIOR
Senior Vice President
+1 405 607 6062
randy.lacey@cbre.com

Chris Zach, SIOR, CPA
Vice President
+1 405 607 6313
chris.zach@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.