



223-227 S Main Street

Wagoner, OK 74467



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Property Overview

223-227 S Main Street is a crane-served industrial office-warehouse offering 33,444 square feet of building area on a 0.90-acre fenced site in Wagoner, Oklahoma. The property pairs heavy industrial infrastructure — an overhead crane runway and oversized grade-level loading — with finished office and mezzanine space, making it a turnkey home for manufacturing, fabrication, distribution, or service-trade operations.

Property Highlights

- Overhead crane runway serving the primary warehouse — ready for bridge / gantry crane operations
- 33,444 SF total under roof across two connected sections, with clear heights from 16' up to roughly 30'
- ~\$300,000 in capital improvements completed 2019-2020: new insulation, interior metal siding, lighting, and electrical upgrades
- ~21.5% office buildout with first-floor offices, a mezzanine level, shop office, and restrooms
- Metal construction on concrete slab with sealed-concrete floors throughout and a gabled roof
- Secured 0.90-acre site — metal perimeter fencing, exterior security lighting, monument signage, and 15 surface parking spaces
- Vacant and available — an ideal owner-user opportunity in an established industrial corridor

Property Summary

Property Type	Office, Industrial, Flex
Space Available	33,444 SF / 0.9 AC
Asking Price	\$1,395,000
Clear Height	16-30'

Traffic Counts

Street	VPD
S Main St	1,200
W Cherokee St	11,300

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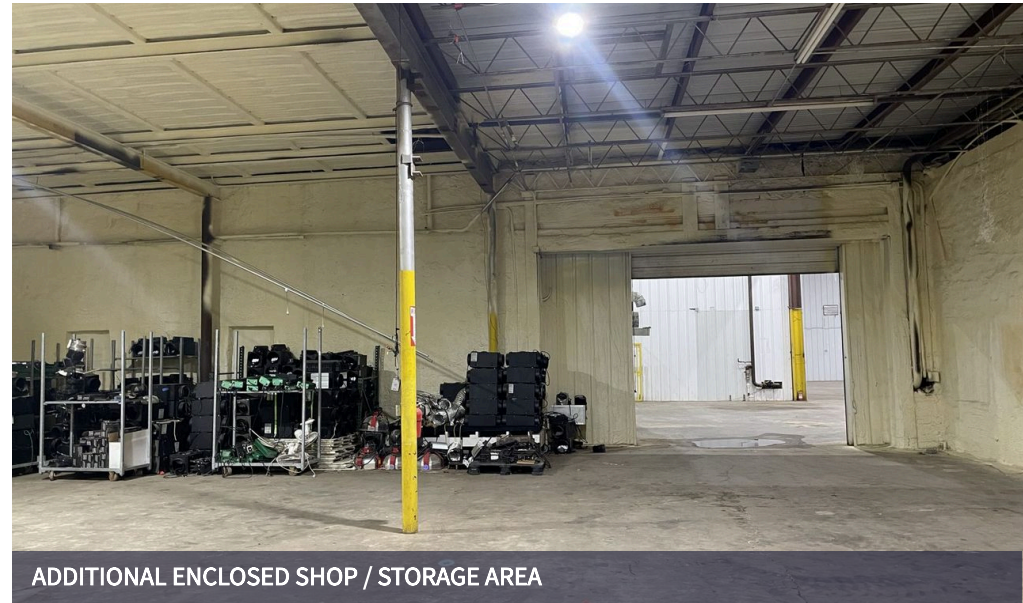
OPEN WAREHOUSE WITH CRANE COVERAGE & MEZZANINE



ENCLOSED 16' CLEAR BAY - ORIGINAL BUILDING



CLEAR-SPAN WAREHOUSE & MEZZANINE LEVEL OFFICE



ADDITIONAL ENCLOSED SHOP / STORAGE AREA

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REAR ELEVATION & EXTERIOR YARD AREA



PERIMETER DRIVE & MASONRY SIDE WALL



METAL EXTERIOR ON A SECURED, FENCED SITE

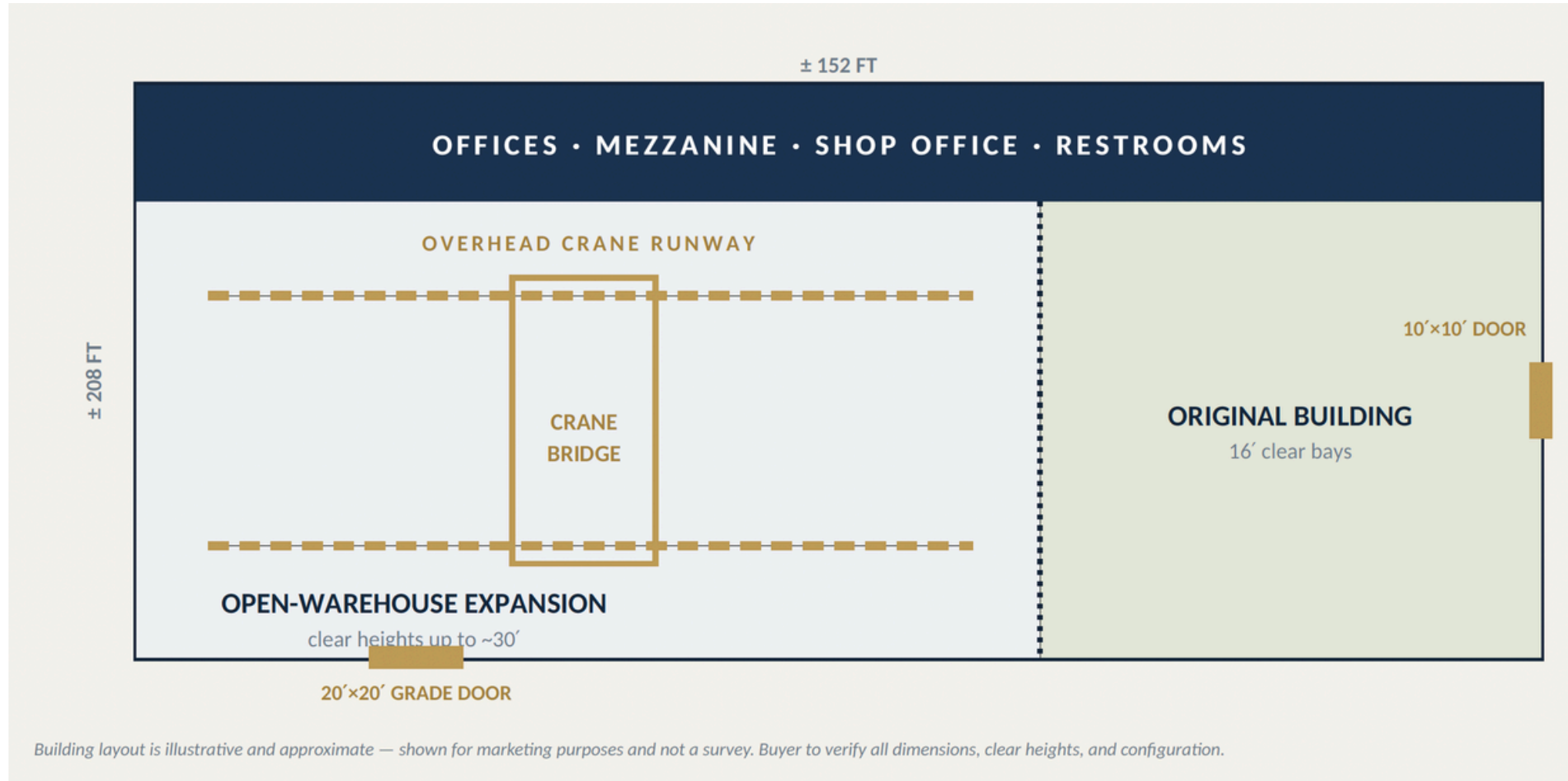


SECURED SITE YARD WITH ROOM TO MANEUVER

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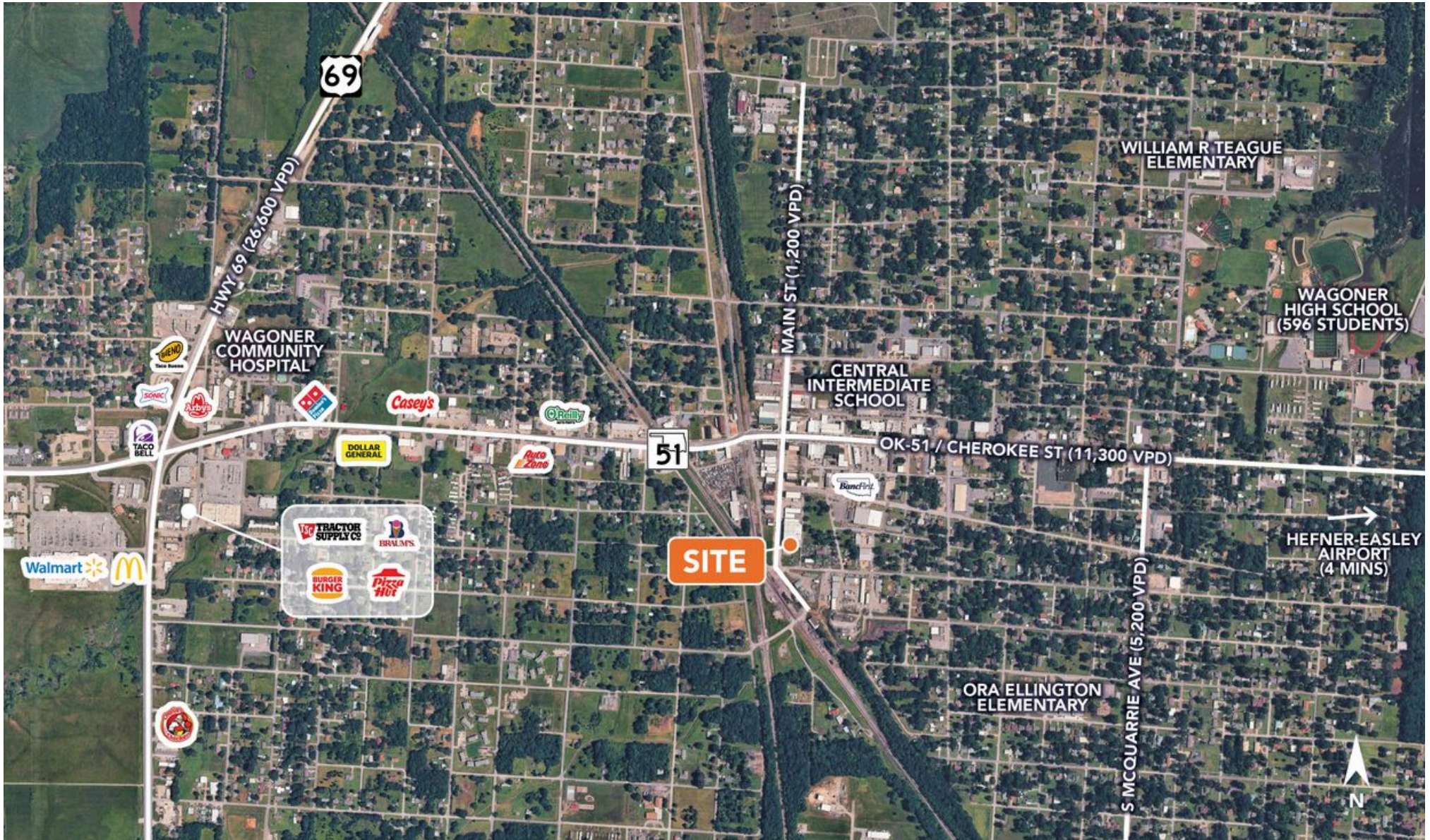
SITE PLAN



Building layout is illustrative and approximate — shown for marketing purposes and not a survey. Buyer to verify all dimensions, clear heights, and configuration.

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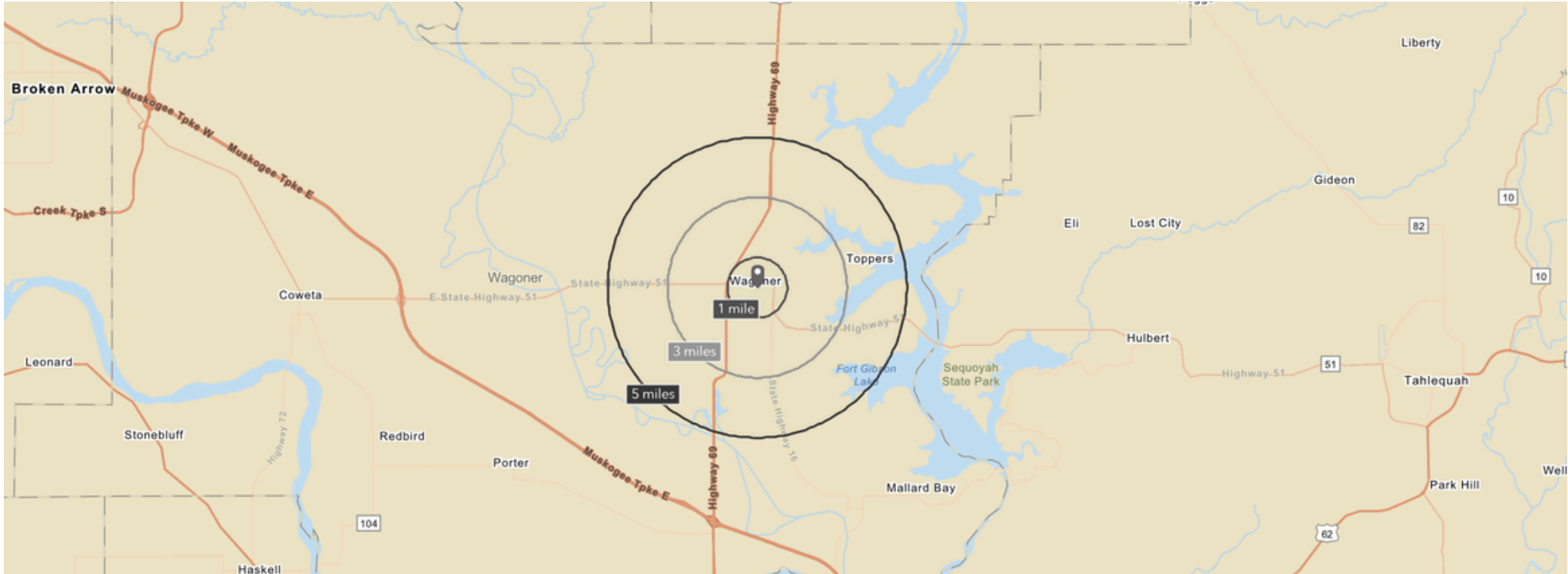


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2025 Demographics	1 Mile	3 Miles	5 Miles
Population	5,176	9,070	11,277
Households	1,864	3,448	4,380
Median Household Income	\$60,695	\$60,833	\$61,081
Average Household Income	\$70,058	\$73,472	\$74,948

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