

41901 WOLVERINE ROAD
SHAWNEE, OK 74804



Industrial Buildings For Sale

17,639 Total SF on 4.71 Acres +/-

Sales Price: \$925,000

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET

CLARK EVERETT
405.985.8424
CLARK@NAIRED.COM

PROPERTY OVERVIEW

TOTAL SF	17,639 TOTAL SF
LOT SIZE	4.71 ACRES +/-
ZONING	I-1 LIGHT INDUSTRIAL
DOORS	(2) GRADE LEVEL
POWER	1400 AMP/3 PHASE
CEILING HEIGHT	12' – 14.5'
BUILT	1975

PROPERTY HIGHLIGHTS

- Main building (14,639 SF) plus two smaller buildings (1,500 SF each)
- All buildings received new roofs 6-8 years ago
- Main building has 2 large offices, 6 medium offices, 2 conference rooms
- Main building has machine shop, assembly area, quality control area, and shipping/receiving area
- Main building is approximately 90% climate controlled via geothermal HVAC
- Excellent for Research & Development, Engineering Lab, Light Assembly
- Epoxy flooring in work areas
- City of Shawnee Utilities

LOCATION HIGHLIGHTS

- Located in the Wolverine Industrial Park
- Approximately 2-1/2 miles from I-40
- Just east of Highway 18
- Approximately 30 minutes from Tinker AFB
- Approximately 42 minutes from Will Rogers International Airport

DEMOGRAPHICS



POPULATION

1 MILE: 133
3 MILES: 3,904
5 MILES: 20,291



AVERAGE HOUSEHOLD INCOME

1 MILE: \$77,511
3 MILES: \$84,310
5 MILES: \$77,399



TOTAL HOUSEHOLDS

1 MILE: 48
3 MILES: 1,425
5 MILES: 7,471



DRIVE TIME

ADJACENT TO HWY 18
2.5 MILES FROM I-40

41901 WOLVERINE ROAD – EXECUTIVE SUMMARY

41901 Wolverine Road in Shawnee, Oklahoma is an excellent location for research and development work, an engineering lab, precision manufacturing, or light assembly. Zoned I-1, light industrial, the property is served by City of Shawnee utilities and was constructed in 1975. The property features three buildings totaling 17,639 SF on 4.71 acres MOL. The main building is 14,639 SF and features office space with individual offices, two large executive offices, and two conference rooms. Additionally, it is approximately 90% climate controlled, has a card-activated security gate, has 1,400 amps of 3-phase power, and includes space for assembly, quality control, shipping/receiving, and a machine shop. Two 1,500 SF buildings are included in the property, one of which is climate controlled. This is an excellent opportunity for your technical-oriented operation.



41901 WOLVERINE ROAD - PHOTOS



41901 WOLVERINE ROAD - AERIAL

