

**THE OPTIMUM SITE
FOR ULTIMATE REACH**

CENTERGATE SOUTH



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
OKLAHOMA**

THE LOCATION OPTIMUM SITE



OPTIMUM SITE | ULTIMATE REACH

CENTRAL LOCATION

Located 1.5 miles south of Interstate 40, **CENTERGATE SOUTH** is minutes away from full interchanges to the east (I-344) and west (Interstate 44) centralizing employers, distributors and manufacturers throughout the state and country, connecting our location quicker, faster and simpler than our competitors.

PROPERTY HIGHLIGHTS

CENTERGATE SOUTH
8832 SW 15th Street
Oklahoma City, OK 73128

SITE SIZE
± 169.00 Acres

ZONING
PUD with I-2 Industrial Uses

NEAREST INTERSTATE
Interstate 40; 1.5 Miles North

FOR SALE OR BUILD-TO-SUIT
10 - 100 Acre Lots

UTILITIES
ELECTRIC POWER PROVIDER:
OG&E
Substation Distance: 3 Miles
Substation Capacity
CURRENT AVAIL: 9 MW
Line Voltage: 12.7 / 34.4kV

NATURAL GAS PROVIDER:
ONG | OKLAHOMA NATURAL GAS
Line Size: 6"
Current Operating Pressure: 20-48 PSIG
Current Capacity: 10MCFH

WATER PROVIDER:
CITY OF OKLAHOMA CITY
Line Size: 12"
Current Capacity: 2.5 Million Gal (Per Day)

WASTEWATER PROVIDER:
CITY OF OKLAHOMA CITY
Line Size: 21"
Current Capacity: 3 Million Gal (Per Day)

TELECOMMUNICATION PROVIDER:
COX: 100 GB Fiber

CLICK FOR
FLYOVER



TOPOGRAPHY MODEL

This is a topographic map showing a section of S-COUNTY LINE RD and SW 15TH ST. The map features contour lines indicating elevation, a road labeled 'S-COUNTY LINE RD', and a proposed road extension labeled 'SW 15TH ST'. The map is oriented with North at the top.

[illegible]

CENTERGATE SOUTH

DRIVE-TIMES

- 5 PM
- LEAVING SITE



• 15 MIN REACH



• 30 MIN REACH



• 60 MIN REACH

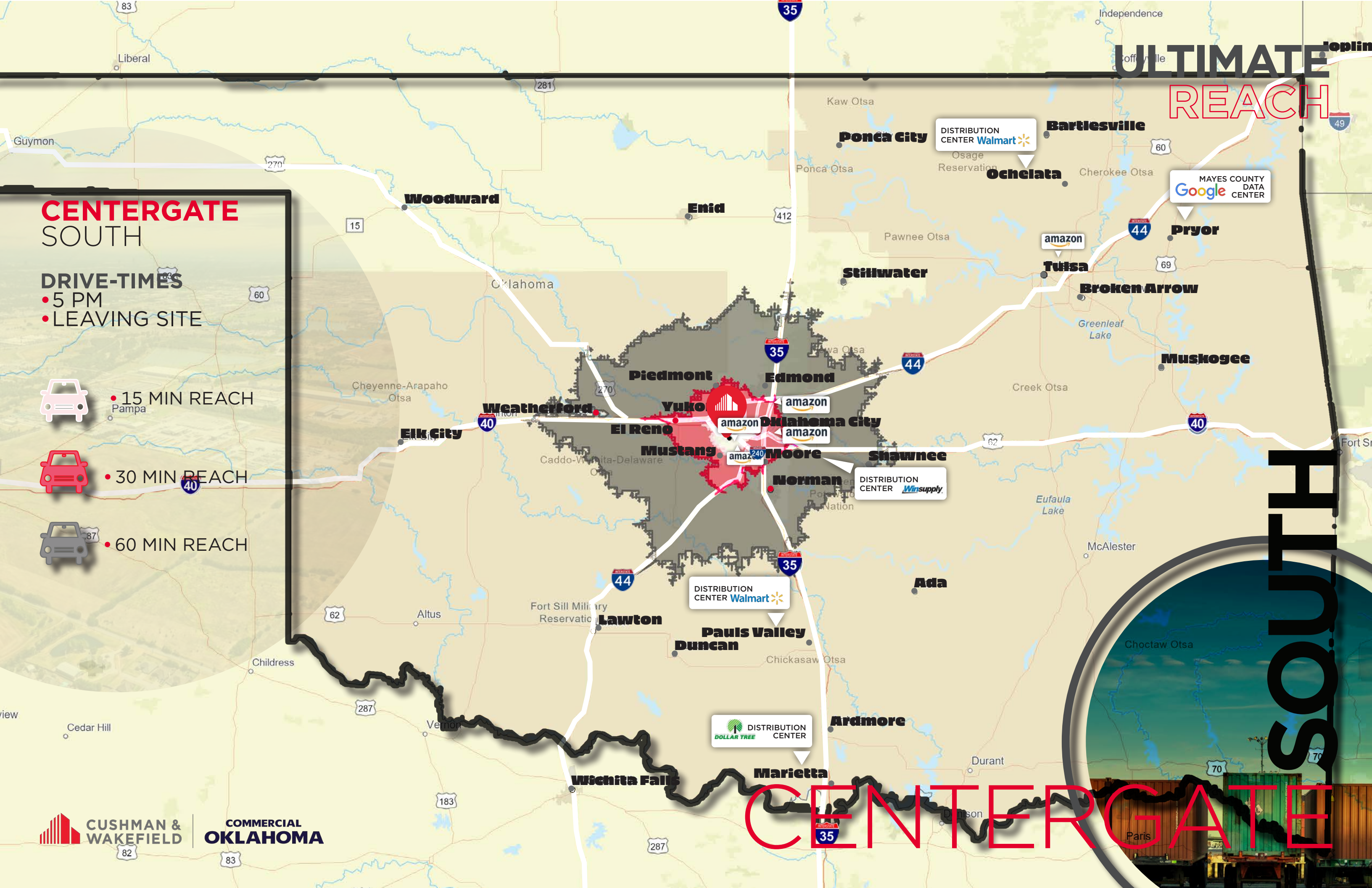


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ULTIMATE
REACH

FFINOS

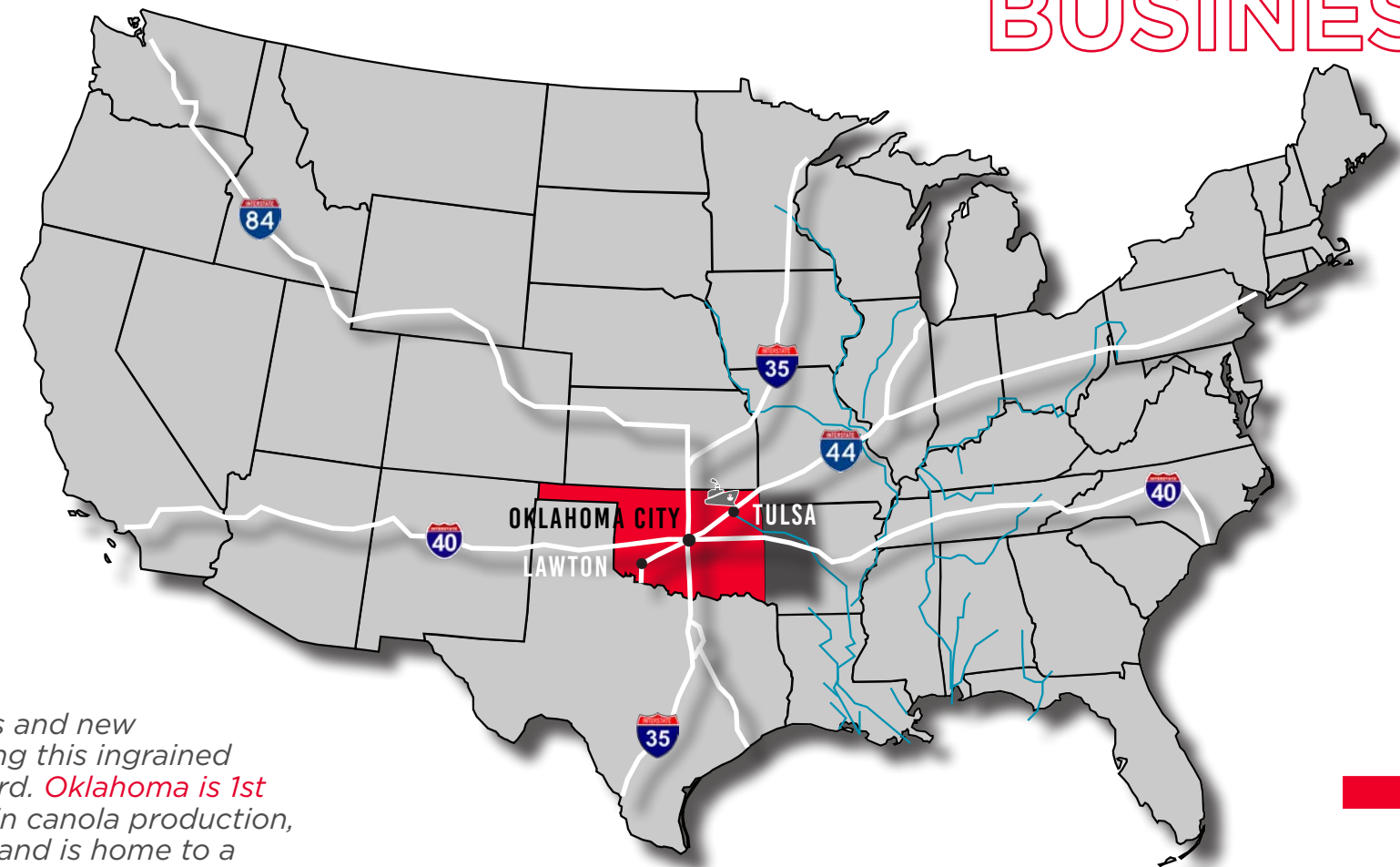
CENTERGATE





WHY OKLAHOMA

DOING BUSINESS



TRANSPORTATION & LOGISTICS CENTRAL LOCATION



At the intersection of I-35, I-40 and I-44, Oklahoma is the crossroads of North America. With 4 inland waterway ports, 3 Class-I rail lines, 135 public-use airports and 2 international airports, Oklahoma's transportation system ensures delivery to and from locations around the globe.

AEROSPACE + DEFENSE



MRO CAPITAL OF THE WORLD

Home to the largest Department of Defense air depot and commercial airline MRO facility in the world

1,100+ AEROSPACE ENTITIES

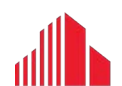
More than 1,100 aerospace entities operate in the state including manufacturers, MRO, research and development, military and others

120,000+ EMPLOYEES

#3 MOST PREPARED FOR DRONES

Oklahoma is ranked #3 in preparedness for the drone industry by the Mercatus Center at George Mason University

5 MILITARY INSTALLATIONS



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Source: okcommerce.gov/doing-business

AGRIBUSINESS



Global research centers and new technologies are keeping this ingrained industry pushing forward. **Oklahoma is 1st in rye production**, 2nd in canola production, 5th in beef production and is home to a vast array of companies ranging from paper and packaging manufacturing to beverage production and fertilizer manufacturing.

FILM + MUSIC



Oklahoma's central location, diverse landscapes, professional workforce and low costs for living and business make it a formidable partner for the film, television and music industries.

3 CERTIFIED SOUNDSTAGES

Oklahoma boasts 3 certified soundstages

7 LOCAL FILM OFFICES OR INCENTIVE PROGRAMS

Oklahoma communities with local film offices or incentive programs

FILMED IN OKLAHOMA

Twisters
Tulsa King
Minari
Stillwater
Reservation Dogs
American Underdog:
The Kurt Warner Story
Killers of the Flower Moon

MANUFACTURING



Oklahoma's central location and multi-modal transportation system ensure supplies get in and products reach customers, all at lower costs. From food processing and aerospace to pipe and plastics, thousands of manufacturing companies have found success operating in Oklahoma.

4,200+ MANUFACTURERS

More than 4,200 manufacturing firms operate in Oklahoma.

6.5% INCREASE IN EXPORTS

6.5% increase in manufacturing exports in 2017 vs. 2016

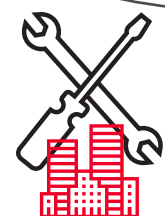
RIGHT-TO-WORK STATE

And low unemployment insurance taxes

CENTERGATE

IT'S





TOP EMPLOYERS WITHIN 7.3 RADIUS OF CENTERGATE



200 EMPLOYEES
0.61 Miles NE



90 EMPLOYEES
0.70 Miles SE



8,000 EMPLOYEES*
0.92 Miles E
*Statewide**



100+ EMPLOYEES
1.09 Miles NW



120 EMPLOYEES
1.02 Miles NE



200 EMPLOYEES
1.18 Miles SE



35,000 EMPLOYEES*
1.9 Miles SE
*Statewide**



55 EMPLOYEES
0.40 Miles SE



80 EMPLOYEES
0.86 Miles N



Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

BUSINESS SUMMARY

DATA FOR ALL BUSINESSES IN THE AREA

	0 - 1 MILE	1 - 3 MILE	3 - 5 MILE
TOTAL BUSINESSES	106	1,265	3,418
TOTAL EMPLOYEES	3,215	22,121	46,143
TOTAL RESIDENTIAL POPULATION	1,995	36,226	93,995
EMPLOYEE/RESIDENTIAL POPULATION RATIO (per 100 Residents)	161	61	49

BUSINESSES IN THE AREA WITHIN 7.3 RADIUS

by SIC Code	BUSINESSES	EMPLOYEES
AGRICULTURE & MINING	231	2,176
CONSTRUCTION	733	7,198
MANUFACTURING	363	10,185
TRANSPORTATION	310	5,351
COMMUNICATION	78	949
UTILITY	33	529
WHOLESALE TRADE	474	7,680

DEMOGRAPHICS



THE TEAM

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