

Muskogee Industrial For Sale

2601 West
Shawnee Street,
Muskogee, OK
74401

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COMMERCIAL
PROPERTIES



Property Details & Highlights

Sale Price	\$795,000
Property Type	Industrial
Property Subtype	Manufacturing
Building Size	13,750 SF
Lot Size	1.84 Acres
Building Class	C
Year Built	1984
Year Last Renovated	2022

Industrial Office Warehouse with Highway Exposure | 13,750 SF on 1.84 Acres

2601 W Shawnee Street offers a functional 13,750 SF office-warehouse facility situated on approximately 1.84 acres along the Shawnee Street (Highway 62) corridor in Muskogee, Oklahoma.

Originally constructed in 1984 and renovated in 2022, the property provides a flexible industrial layout with warehouse space, office buildout, and multiple grade-level loading doors. The large site offers ample yard area for equipment storage, parking, and truck maneuverability—features increasingly difficult to find in today's industrial market.

The site is zoned General Commercial (C-2) and supports industrial operations with a low site coverage ratio of approximately 17%, leaving significant room for circulation, storage, and outdoor use. The property benefits from easy access to the Muskogee employment base and regional transportation routes, positioning it well for local service companies, contractors, and light manufacturing users.

The property benefits from strong visibility along one of Muskogee's primary commercial corridors and includes additional income from an existing billboard ground lease.

This opportunity is well suited for owner-users, contractors, service businesses, or investors seeking a functional industrial asset with outdoor storage capability and strong regional connectivity.

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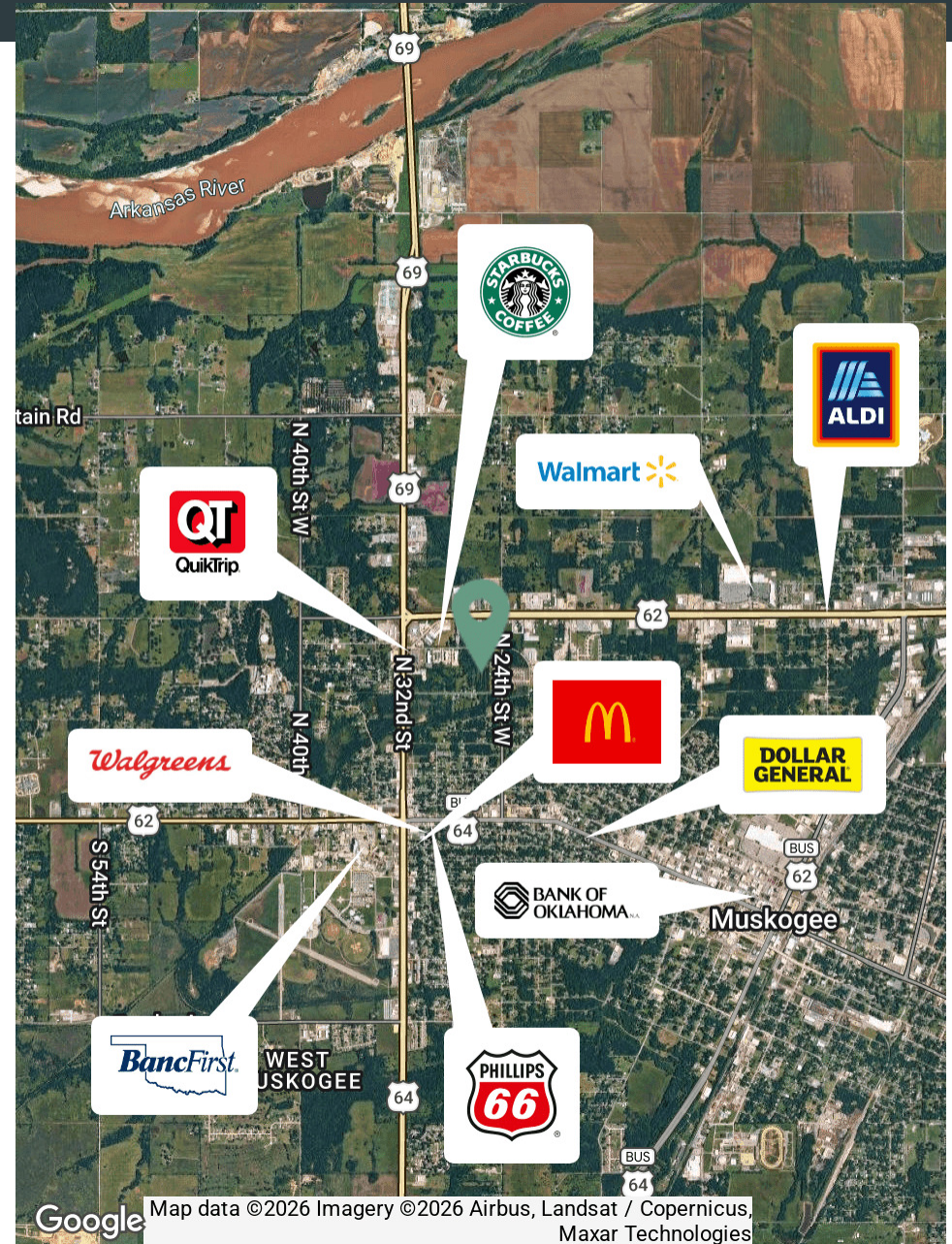
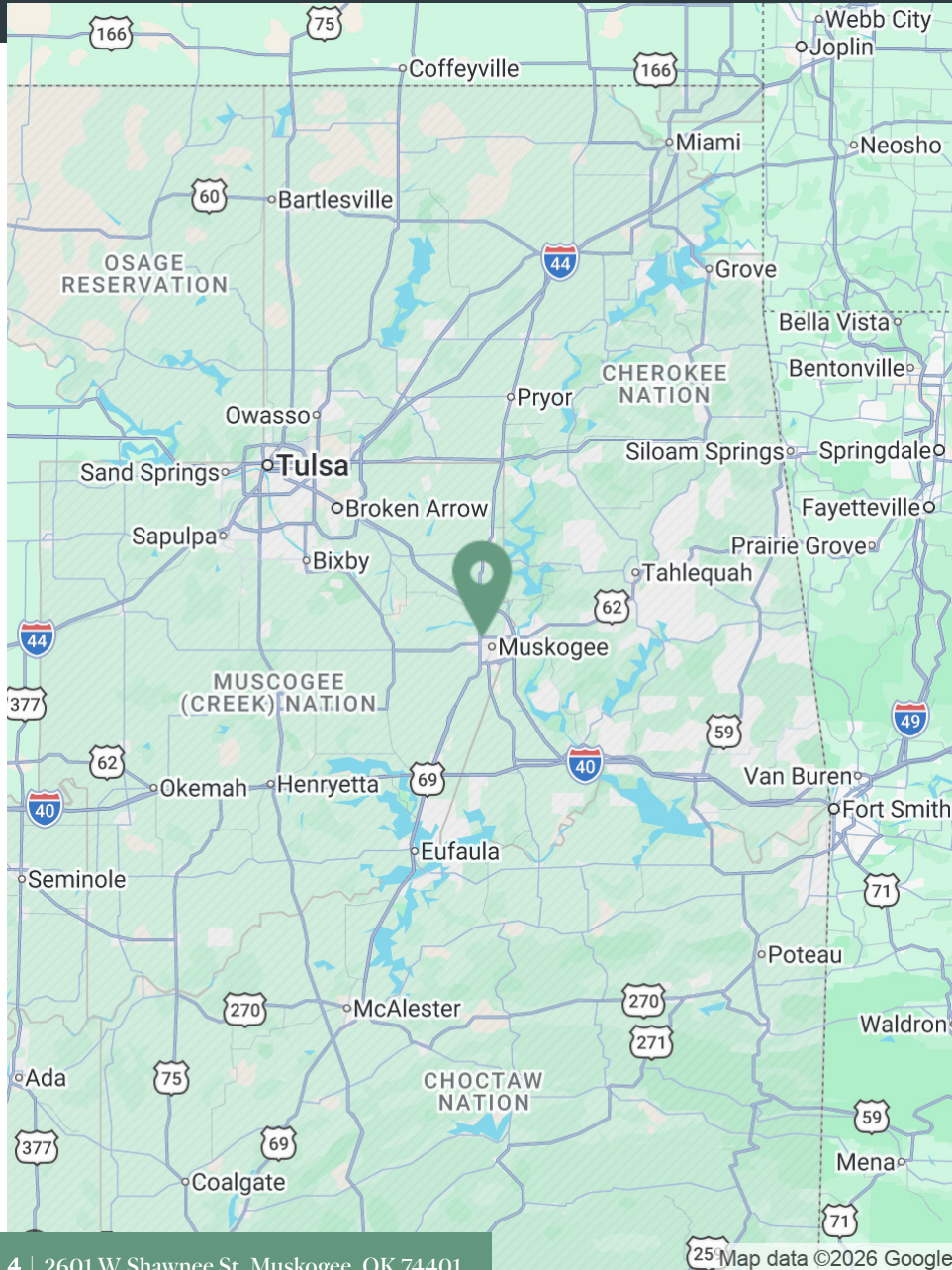


- 13,750 SF office-warehouse
- 1.84 acre site
- Multiple grade-level loading doors
- Outdoor storage capability
- Ample parking and truck circulation
- Highway 62 corridor exposure
- Billboard ground lease income
- Renovated improvements (2022)

Additional Photos



Location Map

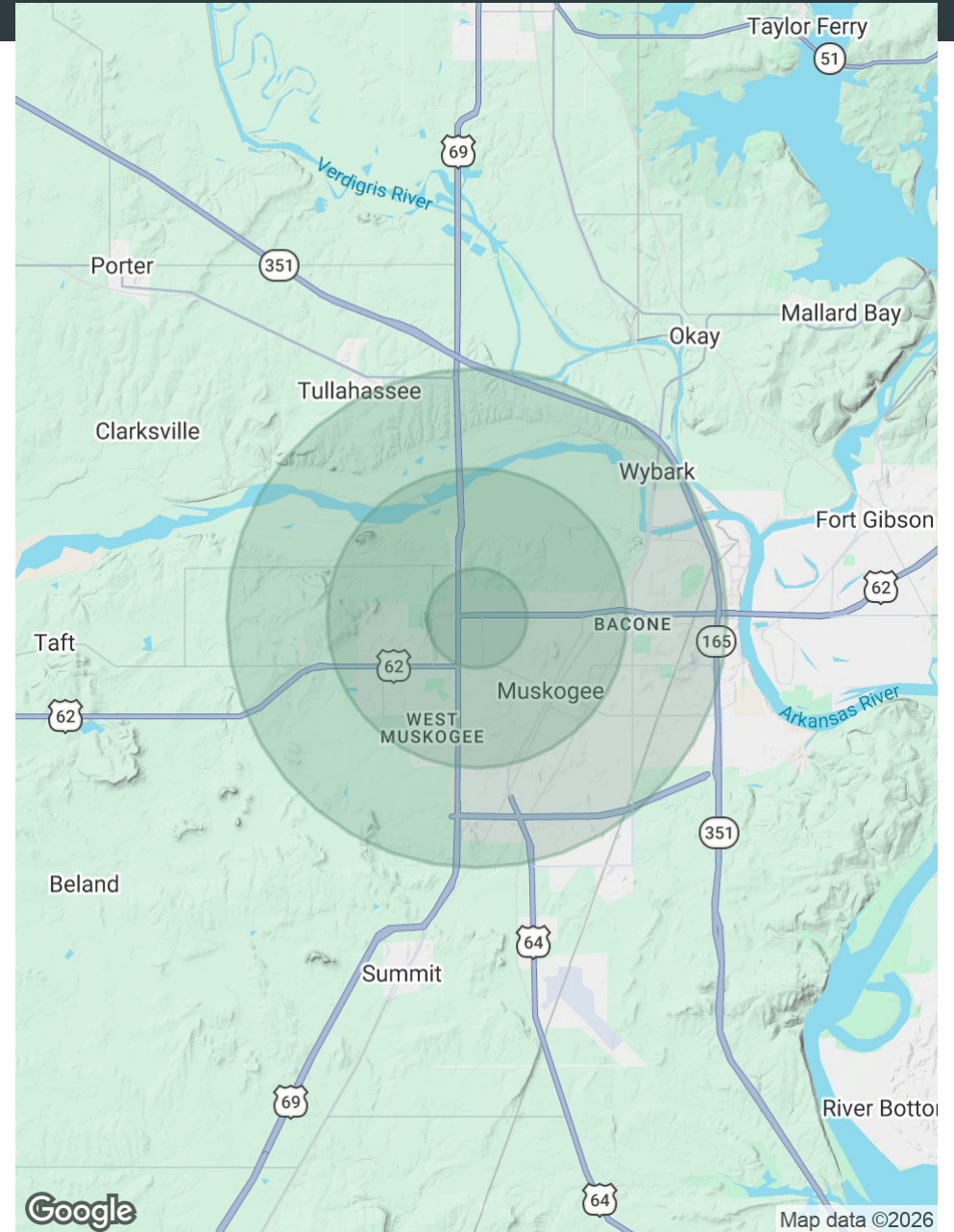


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	2,215	16,113	36,597
Average Age	40.7	37.8	37.1
Average Age (Male)	38.4	37.3	35.7
Average Age (Female)	41.0	38.4	39.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,031	6,536	14,783
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$50,360	\$55,569	\$65,402
Average House Value	\$94,549	\$102,705	\$138,157

2023 American Community Survey (ACS)



Contact

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