

CRANE 1

PORTFOLIO

14536 S HIGHWAY 75A
KIEFER, OK 74041

6615 ALT HIGHWAY 75
BEGGS, OK 74041



KIEFER



BEGGS

CRANE 1

PORTFOLIO



02

KIEFER
PROPERTY
DESCRIPTION

KIEFER PROPERTY DESCRIPTION

THE KIEFER LOCATION SERVES AS A KEY FACILITY FOR CRANE 1, ALLOWING FOR ENGINEERING, REPAIRS AND ASSEMBLY FOR THE TULSA MARKET.

Located 4 miles south of Sapulpa on Hwy 75-ALT, this 18,000 SF facility serves as the base of operations for engineering, light repairs and maintenance and some assembly for the Crane 1 operations in Tulsa. On the east side of the property, a 4,000 SF office building has several private offices, a large climate-controlled shop area that serves as a training area and includes a small shop space with a drive-in door. The main crane manufacturing building is 10,000± SF and has 2x 10-ton cranes. Attached to the crane building is a new, two-story office building that is 4,000 SF and contains offices which are primarily used for the engineering team.



18,000± SF



8,000± SF
OFFICE SPACE



2.46± ACRES



CRANE
MANUFACTURING
BUILDING



FENCED YARD



PROPERTY OVERVIEW

TOTAL SF:	18,000±
ACRES:	2.464±
FENCED:	Fully fenced with powered gated entrances
WATER:	Rural service
SEWER:	Aerobic
OTHER:	Back-up generator for main office Storm shelters

MAIN BUILDING

SIZE:	10,000± SF
CLEAR HEIGHT:	23' - 25'
DRIVE IN DOORS:	(1) 14' x 14' (1) 18' x 18' (1) 14' x 16'
CRANES:	(2) 10-tons
HOOK HEIGHT:	18'±

OFFICE

SIZE:	4,000± SF
FEATURES:	Reception, several private offices, large training room

ENGINEERING OFFICE

SIZE:	4,000± SF
FEATURES:	Private offices and restrooms





ENGINEERING

MAIN BUILDING

PRIMARY OFFICE

S HIGHWAY 75A

CRANE 1

PORTFOLIO



03

BEGGS
PROPERTY
DESCRIPTION

BEGGS PROPERTY DESCRIPTION

BEGGS SERVES AS THE BACKBONE FOR CRANE 1 OPERATIONS, BOASTING 37,508± SF UNDER ROOF OF 8± ACRES AND PRIMED FOR HEAVY MANUFACTURING.

The Beggs facility is paramount to Crane 1 operations, strategically designed and built to allow for the manufacturing and assembly of bridge cranes. The main building is 20,000± SF with additional 6,000± SF of coverage via canopies on the north and south end. As an added bonus, the crane rails run a total of 500' giving unparalleled crane functionality on either side of the manufacturing bay, with a total capacity of up to 25-tons. The various other structures on the property are utilized for storage of parts and materials, light assembly, offices, breakrooms and other uses. The site is 8± acres, with a significant amount of compacted gravel yard, providing unrestricted access to each building and allowing for flexibility of product flow and material storage.



37,508± SF



8± ACRES



HEAVY CRANE
CAPACITY



SECURED YARD



MULTIPLE BUILDINGS
ON CAMPUS SETTING



MAIN BUILDING



BUILDING 2

PROPERTY OVERVIEW

TOTAL SF:	37,508±
ACRES:	7.75±
FENCED:	Fully fenced
WATER:	Rural service
SEWER:	Aerobic and septic
OTHER:	New storm shelters Retention pond with fountain \$250,000± in recent site improvements

MAIN BUILDING

SIZE:	20,000± SF (80' x 250') 2,000± north canopy 4,000± south canopy
CLEAR HEIGHT:	34' eave height
LIGHTS:	T8
POWER:	(1) 2,500 amp, 3 phase service
CRANES:	(2) 2 x 12.5-tons (2) 2 x 6-tons (1) 2 x 5-tons (6) 1-ton JIB 500' crane rail

BUILDING 2

SIZE:	3,280± SF
USE:	Covered storage



BUILDING 3

BUILDING 3

SIZE:	1,860± SF
USE:	Small manufacturing
POWER:	480v/3 phase/400 amps
CRANE:	(2) 2 x 2-tons
HOOK HEIGHT:	8"



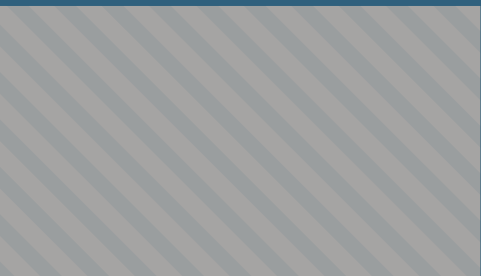
SOUTH OFFICE

BUILDING 4

SIZE:	723± SF
USE:	Storage

SOUTH OFFICE

SIZE:	1,300± SF
FEATURES:	3 car covered parking, private offices, kitchen, restrooms



PLASMA BUILDING

OFFICE 1 AND 2

SIZE:	Each building is 1,560± SF
FEATURES:	Climate controlled, break room, locker rooms, offices. Second office in shell condition. All utilities.



OFFICE 1 AND 2

PLASMA CUTTING BUILDING

SIZE:	1,225± SF
FEATURES:	Specialized use with multiple overhead doors



PLASMA CUTTING
BUILDING

MAIN
#1

OFFICE
#1

OFFICE
#2

BUILDING
#2

BUILDING
#3

BUILDING
#4

SOUTH
OFFICE

ALTERNATE HIGHWAY 75

CRANE 1

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KIEFER



BEGGS



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