



### BUILDING INFO

- 50,000 square feet with 30' minimum interior clear height.
- Expandable to 150,000+ square feet without variance.
- Located on 8.14 acres of land, zoned I-2 (Medium Industrial).
- Shawnee Municipal Authority water with 8' water line with 40/55 psi.
- Shawnee Municipal Authority sewer with 8" gravity line in place.
- ONG natural gas – 4" PE line with 40 PSIG at site.
- OG&E electric – 2.5 MVA available at site, ½ mile to a 138 KV line.
- 66'8" x 50' interior column spacing.
- Building's east elevation constructed at dock height.
- Building's west elevation designed/constructed for expandability.
- UL-90 roof rating.
- 4" insulation in all walls and roof.
- Interior soils stabilized for floor installation.
- One 8' x 10' dock door and one 14' x 14' drive-in door installed.
- Building design allows for more OHD installations.
- Parking, driveways and approaches designed and rough graded.
- Current site design allows for 50 parking spaces, with more allowable.
- Project designed to reduce permitting and finish out construction time.

### BUILDING PRICE

- Building can be purchased "as is" for \$1,750,000.00.
- Building can be finished out to the client's specifications, with those costs being added to the final sales amount.

### LOCATION

- 2 minutes to State Highway 18.
- 3 minutes to Interstate 40.
- 30 minutes to Tinker Air Force Base.
- 37 minutes to downtown Oklahoma City.
- 45 minutes to Will Rogers World Airport.
- 99 minutes to the Port of Catoosa.
- Located adjacent to major Shawnee manufacturing facilities.
- Low tax rate: \$91.86 per \$1000.00 assessed value.
- Population of over 400,000 within 30 minutes of site.
- Population of over 1.5 million within the Greater OKC Region.

### EDUCATION

- Two Career Tech campuses focused on skills training.
- One Career Tech campus focused on Aerospace/Aviation.
- Two Liberal Arts Universities located in the community.

### BROKERS PROTECTED

**PROPERTY LOCATED IN CENTRAL PART OF THE UNITED STATES  
SERVING the SOUTHWEST and GREAT PLAINS AREA**

**8032 INDUSTRIAL DRIVE, SHAWNEE OK 74804**



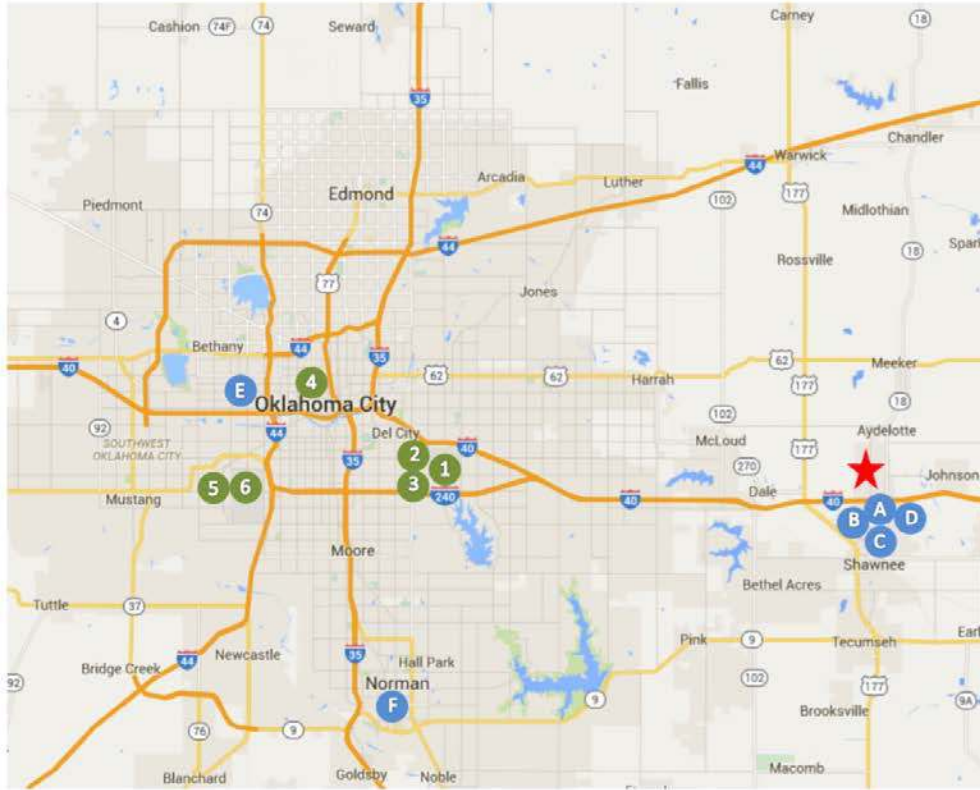


Regional maps furnished by The Greater Oklahoma City Chamber of Commerce

# SHAWNEE SPEC BUILDING REGIONAL ASSET LOCATION MAP

## LEGEND

- ★ BUILDING SITE
- 1 TINKER AFB
- 2 BOEING
- 3 NORTHROP GRUMMAN
- 4 DOWNTOWN OKC
- 5 FAA MONRONEY CENTER
- 6 WILL ROGERS AIRPORT
- A OK BAPTIST UNIVERSITY
- B **OBU GREEN CAMPUS**
- C G. COOPER TECH CENTER
- D G. GOOPER AVIATION CAMPUS
- E OSU-OKLAHOMA CITY
- F UNIVERSITY OF OKLAHOMA



**Micropolitan \* Edge City \* Ag Urban  
Bedroom Community \* Regional Center \* Part of the Metro**

### A REGIONAL HUB FOR:

**Retail - Healthcare - Education - Employment - Housing - Agricultural - Government**

## SHAWNEE MANUFACTURERS:

Georg Fischer  
Wolverine Tube  
Eaton  
Shawnee Milling  
Jindal Films  
TDK  
Baker Hughes / GE

United Dynamics  
Indaco  
Old Castle  
Unit Liner  
Global Production Solutions  
Dickson Industries

Industrial Axle  
Mills Machine  
Norwesco  
GT Engineering  
Shawnee Fabricators  
Roundhouse Overalls  
Universal Forest Products

