



### 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.

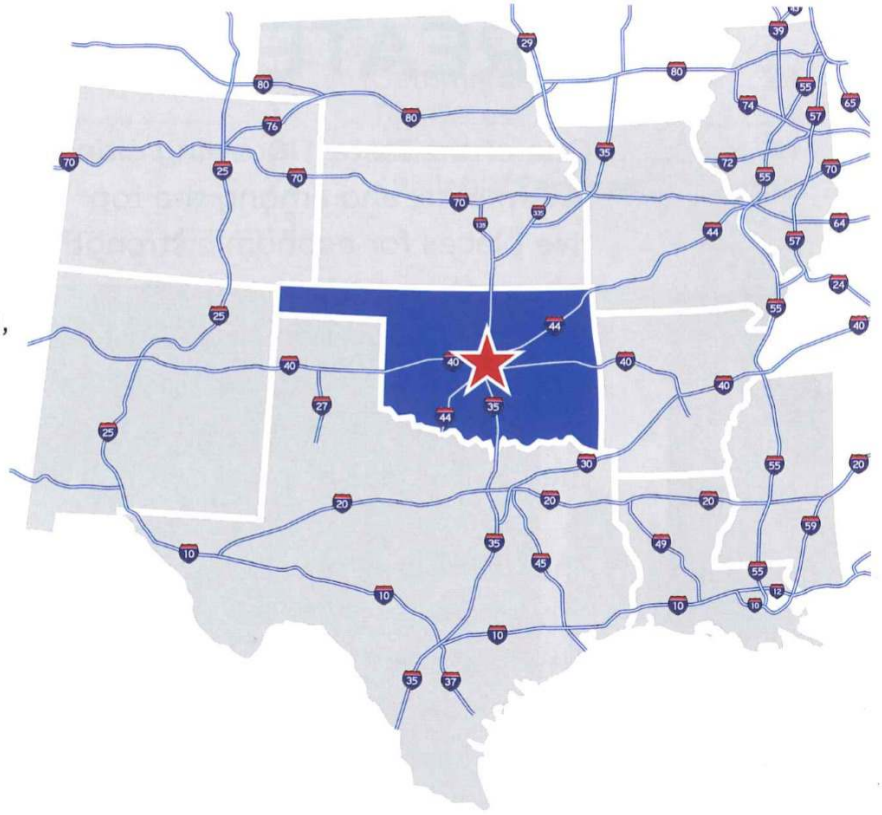
### BROKERS PROTECTED

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

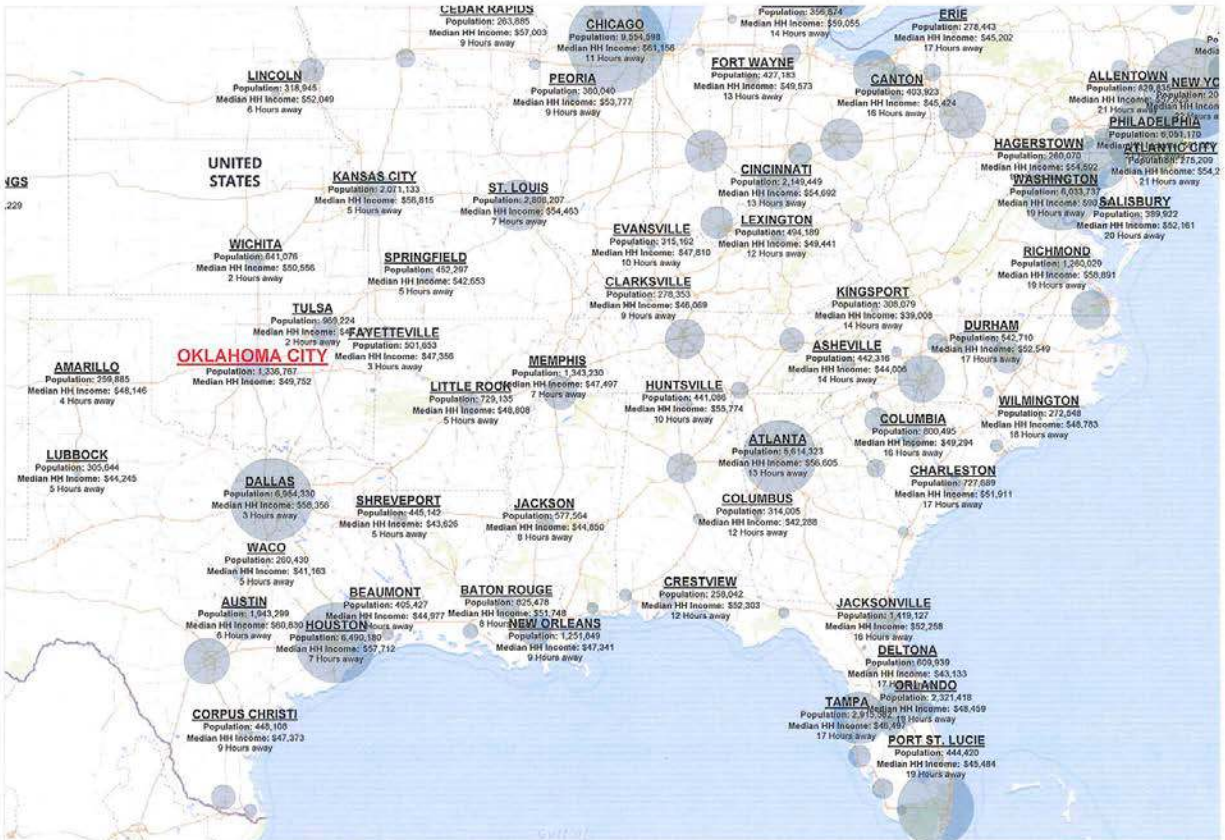
**8032 INDUSTRIAL DRIVE, SHAWNEE OK 74804**

# LOCATION

The Oklahoma City Metropolitan Statistical Area (MSA) includes seven counties: Oklahoma, Canadian, Cleveland, Grady, Lincoln, Logan, and McClain. It is the 27th largest city and 42nd largest metropolitan area in the United States. The Greater Oklahoma City Partnership region extends to include three additional counties –Kingfisher, Payne and Pottawatomie –to provide a broad economic area.

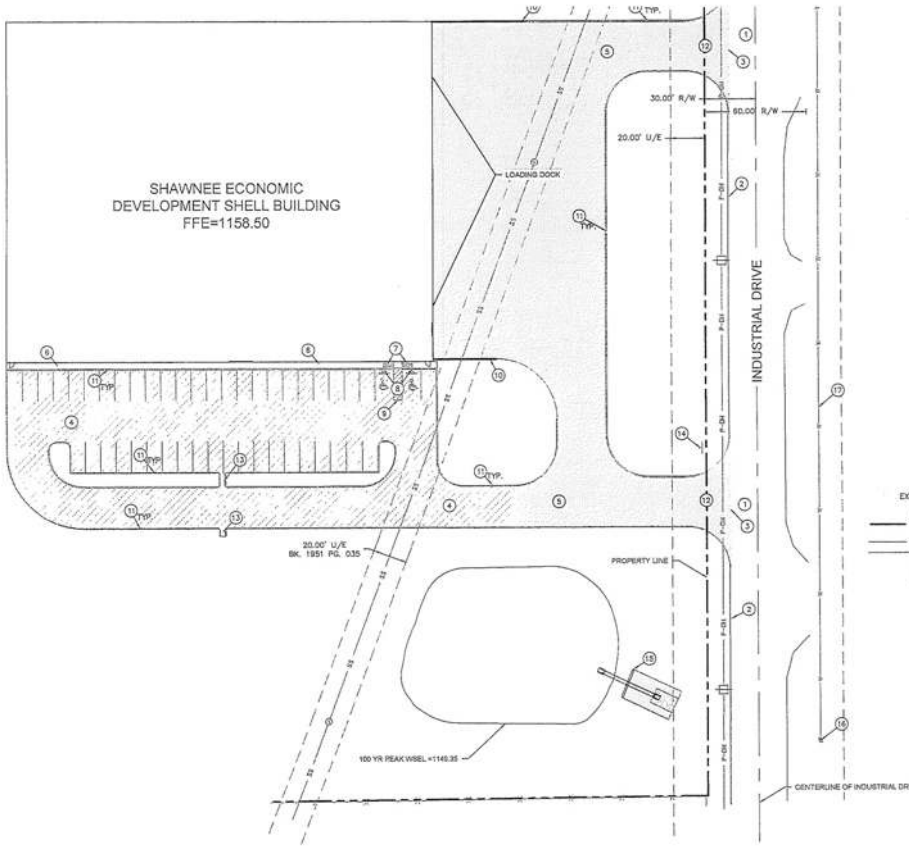


MSAs with a population of at least 250,000 people



Details are shown for Metropolitan Statistical Areas. Size of circle shows 2014 Population Estimates from the Census Bureau. The view is filtered on 2014 Population Estimate, which includes values greater than or equal to 500,000. Median Household (HH) Income comes from the 2009-2013 American Community Survey 5-Year Estimate. Drivetime is derived from the distance between OKC and another MSA, divided by 60 (minutes).





- KEYNOTES:**
1. EXISTING PAVEMENT
  2. EXISTING CONCRETE CURB
  3. SAWCUT CONCRETE CURB LEAVING CLEAN AND STABLE EDGE REMOVE 80 LFS TOTAL CONCRETE CURB
  4. CONSTRUCT LIGHT DUTY CONCRETE PAVEMENT (SEE PAVEMENT SECTION DETAIL, THIS SHEET)
  5. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT (SEE PAVEMENT SECTION DETAIL, THIS SHEET)
  6. CONSTRUCT CONCRETE SIDEWALK
  7. CONSTRUCT ADA RAMP (REF. SHEETS CS.0-C3.2 FOR DETAILS)
  8. INSTALL WHEEL STOP AND ADA ACCESSIBLE PARKING SIGN (REF. SHEETS CS.0-C3.2 FOR DETAILS)
  9. ADA PARKING STALL LAYOUT
  10. PROPOSED RETAINING WALL (REF. 7/2-200 FOR RETAINING WALL DETAILS)
  11. CONSTRUCT CONCRETE CURB PER CITY STANDARDS
  12. COMMERCIAL ENTRANCE PER CITY STANDARDS
  13. INSTALL 3" CONCRETE FILLME (REF. SHEETS CS.0-C3.2 FOR DETAILS)
  14. EXISTING SIGN
  15. DETENTION POND SPILLWAY STRUCTURE (REF. SHEET CA.0 FOR DETAILS)
  16. FIRE HYDRANT: CONTRACTOR TO FIELD VERIFY.
  17. EXISTING WATER LINE, BASED ON CITY GIS INFORMATION. FIELD VERIFY FOR EXACT LOCATION.

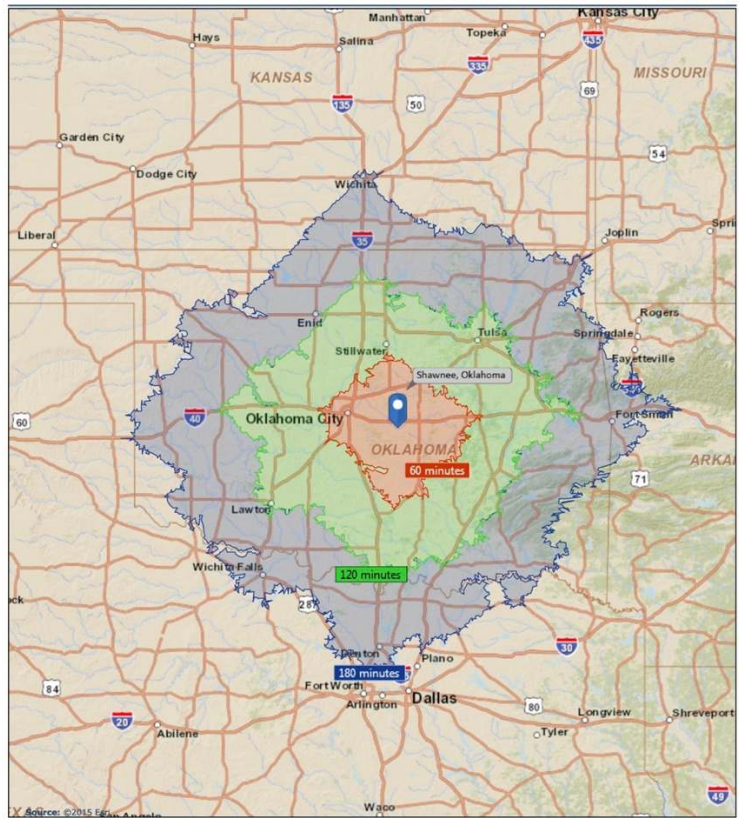
**LEGEND**

EXISTING	PROPOSED
—▲—	---
—P-75H---	—
—SS---	—
—G---	—
—(H)---	—
—S---	—
—	—
—	—



**GREATER OKLAHOMA CITY** Shawnee, OK  
A BETTER LIVING. A BETTER LIFE.

Drive Times: 60 min., 120 min., 180 min.

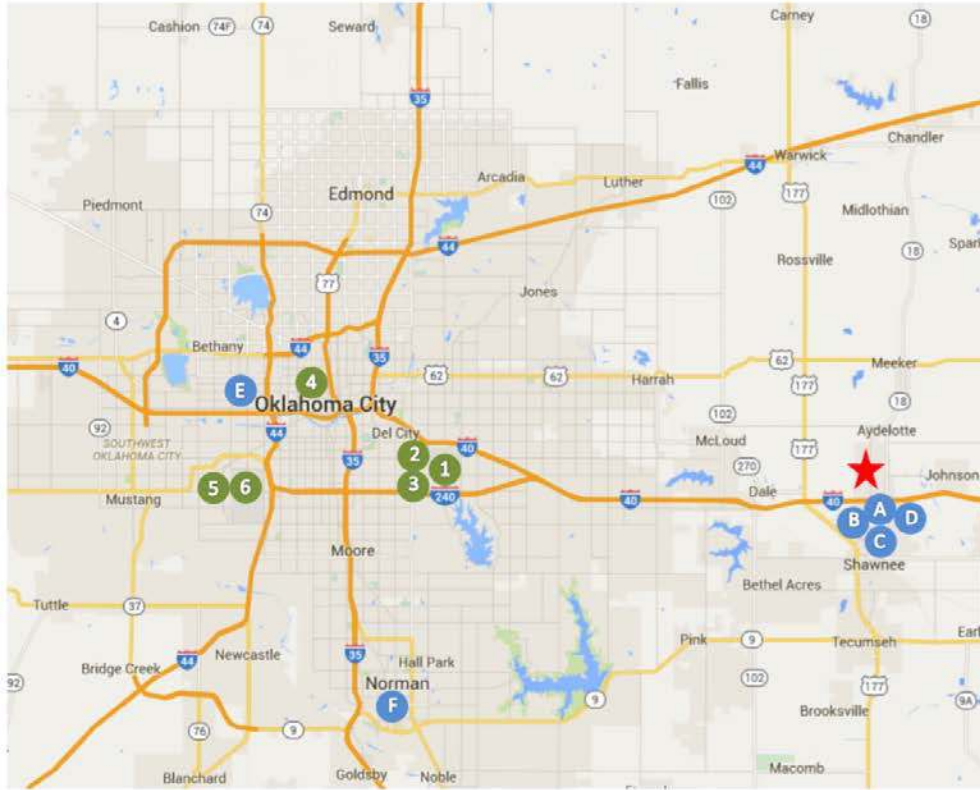


Regional maps furnished by The Greater Oklahoma City Chamber of Commerce

# 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

