



N **NEWMARK GRUBB**
LEVY STRANGE BEFFORT

41500 Wolverine Rd. | INDUSTRIAL PROPERTY FOR SALE

Shawnee, OK

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PROPERTY DETAILS

Sale Price	\$1,900,000
Total Available SF	40,126 SF
Price/SF	\$47.35/SF
Lot Size	56.06 Acres
Market	Shawnee

HIGHLIGHTS

3 buildings total
17 grade level doors total
Fenced and graveled yard
Less than 2.5 miles north of I-40
Industrial zoning

PROPERTY OVERVIEW

This property consists of three separate buildings totaling 40,126 square feet. Building I is a 4,499 SF office building; Building II is a 26,000 SF warehouse with 4,000 SF office space; and Building III is a 9,627 SF chemical storage building.



BUILDING FEATURES

	Building I	Building II	Building III
Size	4,499 SF	26,000 SF	9,627 SF
Type	Office	Warehouse	Chemical Storage
Year Built	2009	2009	2012
Grade Level Doors	N/A	(15) 16' x 14'	(2) 16' x 14'
Clear Height		18'	18'
Highlights	<ul style="list-style-type: none"> • 5 offices • Conference room • Break room • Lobby 	<ul style="list-style-type: none"> • 10-ton crane, 16' hook height • Wash bay • Heavy electrical • Large training room • Large break room 	<ul style="list-style-type: none"> • Spill containment curbs • Contained chemical storage/loading area