



## 41001 Wolverine Road

Shawnee, Oklahoma 74804

### PROPERTY HIGHLIGHTS

- 26,204 SF Industrial Building For Sale
- (1) 10' x 10' Dock High Door
- 16' Clear Ceiling Height with 18' Eave & 10'-12' Dropped
- Abundant 3 Phase Power
- 2,000 SF Office with 2 Men's & 2 Women's Restrooms
- City Water, Sewer, Gas & Electric
- Water Chilling System with Reverse Osmosis Filtration Tank as well (1,000) Gallons
- Ample Power Both 208V & 480V
- Manufacturing Plant of Quartz Crystals used for Frequency Control Devices
- Conference Room 36' x 20'
- Locker/Change Rooms
- Break Room with Outdoor Concrete Patio
- Clean Room with HEPA Filters & Metal Walls



TOTAL SF	26,204 SF MOL
LAND IN ACRES	19.6 ACRES MOL
ZONING	Industrial/Manufacturing
BUILT	1995
PARKING RATIO	14 Paved Spaces with 2 Handicapped & Ample Gravel Parking

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For more information:

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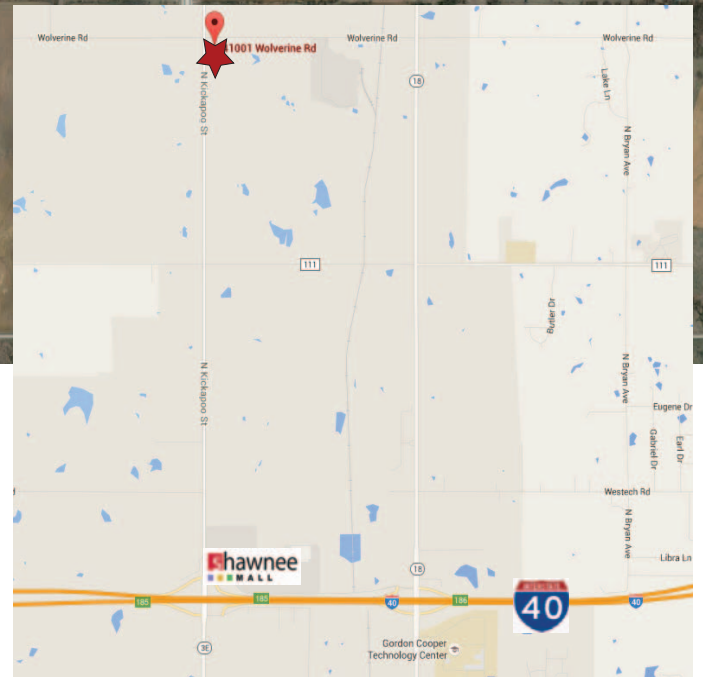
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Shawnee, OK  
74804



## DEMOGRAPHICS

### Population

1 Mile: 126	3 Mile: 2,489	5 Mile: 18,407
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### Average Household Income

1 Mile: \$56,249	3 Mile: \$61,250	5 Mile: \$49,992
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### Total Households

1 Mile: 49	3 Mile: 934	5 Mile: 6,922
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## LOCATION HIGHLIGHTS

- Close to I-40 off Highway 18 in Shawnee
- Industrial Area with AXLE Surgeon, Wolverine Tubing, Jindal, OneGas, United Dynamics & Eaton All Close By
- Approximately 19 Extra Acres to Develop comes with the Property

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