

FOR SALE OR LEASE

FULLY CRANED MANUFACTURING FACILITY ON RAIL

1300 NORTH LABARGE AVENUE

Wagoner, Oklahoma 74467



BUILDING SIZE

- + 90,960± SF Total Gross Building Area* (5 Buildings)
 - 68,000± SF Main Two Bay Craned Building
 - 10,500± SF Fabrication shop
 - 7,800± SF Paint Shop
 - 2,400± SF New Office Building



PROPERTY HIGHLIGHTS

- + Fully Craned Manufacturing Space on Rail (5 Buildings)
- + Former Rolled to Welded Pipe Operation
- + 10 Crane Systems – Two (30T), Two (15T), Two (10T), Two (7.5T), One (3T) & One (2T) plus Two Gantry Cranes Over Future Rail Line
- + 35± Acre Fully Compacted Site with 650' Rail Spur (12 Acres South can be Purchased Separately)
- + 1,500 Amps (480V/3 Phase)
- + Compressed Air & Gas Lines Throughout with 20± Welding Stations

*Source: Owner

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CBRE

FOR SALE OR LEASE FULLY CRANED MANUFACTURING FACILITY ON RAIL

OVERVIEW

CBRE, Inc. is pleased to present a 90,960± SF craned manufacturing facility for sale or lease located at 1300 North LaBarge Avenue in Wagoner, OK. This former rolled to welded pipe operation is located on approximately 35 acres with compacted laydown yard and a 650' rail spur. The building has a total of ten cranes – two (30T), two (15T), two (10-T), two (7.5 T), one (3T) & one (2T) + two gantry cranes over future rail line. The clear height ranges from 19' – 44' clear with hook heights ranging from 20' – 22'. There are six large overhead doors - two (22' x 22'), three (18' x 20') and one (12' x 18'). The 35± acre site was previously used for steel pipe laydown storage. The building is visible from US-69 and accessible via NW 11th Street.

(Source of square footage and acreage is Owner)

SITE PLAN



**SIZE**

- 90,960± SF – total building area (5 buildings)
- 68,000± SF – main two bay craned building
- 10,500± SF – fabrication shop
- 7,800± SF – paint shop
- 2,500± SF - new office building

TOTAL SITE SIZE

- Approximately 35 acres – compacted gravel laydown storage (the 12 acres to the south can be purchased separately)

RAIL

- 650'± rail spur expandable to 1,300' – Union Pacific

ZONING

- Medium Industrial

BASIC DIMENSIONS

- 200' x 340' – two 100- bays – main building
- 50' x 210' – fabrication building
- 60' x 78' – paint shop

CONSTRUCTION

- YOC 1950
- Steel frame structure with metal
- 6" reinforced concrete floor

NEW OFFICE BUILDING

- 2,400± SF new office building (52' x 46')
- Epoxy concrete floor
- 2' x 4' T8 lighting with acoustic tiles
- ADA restrooms
- Five private offices, reception, breakroom, conference and two open office areas
- IT closet with Cat 5 wiring throughout

MANUFACTURING OFFICE

- 3,000± SF office space with offices, women's restroom, large men's restroom with 3 commodes, 2 urinals, shower and sink
- Locker room with 57 lockers.

COLUMN SPACING

- Two bays – 25'± east/west and 50' north/south

CLEAR HEIGHT

- 19' - 44' – two pitched gable roofs

LOADING AND DRIVE-IN DOORS

- Six drive-in doors – (2) 22' x 22', (3) 18' x 20' and (1) 12' x 18')

CRANE SYSTEMS

- 10 total crane systems
- (2) 30 ton crane systems
- (2) 15 ton crane systems
- (2) 10 ton crane systems
- (2) 7.5 ton crane systems
- (1) 3 ton crane systems
- (1) 2 ton crane systems
- (2) gantry cranes over future rail line
- Floor rails between bays for moving equipment/product

LIGHTING

- 400 watt metal halide fixtures and skylights

VENTILATION

- Side mounted exhaust fans with side wall intake ventilation

IT SYSTEMS/NETWORK

- Cat 5 wiring
- IT closet

COMPRESSED AIR

- 2 Ingersoll Rand 150 hp compressors/dryers
- Air lines in warehouse with column drops

ELECTRIC

- 1,500 Amp (480v-3 phase)
- Name of supplier: PSO

HEAT/NATURAL GAS

- Gas fired radiant heating in each bay
- Name of supplier: ONG

WATER

- Name of supplier: City of Wagoner

SEWER

- Name of supplier: City of Wagoner

SECURITY SYSTEM

- Office building

MISCELLANEOUS

- 20 welding stations with gas lines
- Milling equipment for sale
- Former rolled to welded pipe operation with 24" to 120" pipe diameters up to 3" thick and single cylinders up to 20'

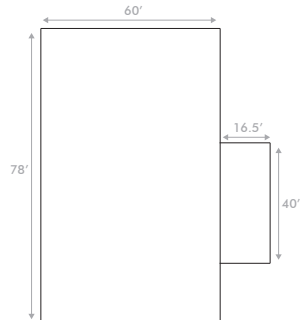
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1300 N LABARGE AVENUE

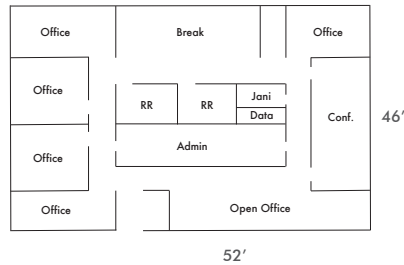
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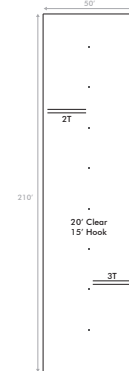
PAINT BUILDING



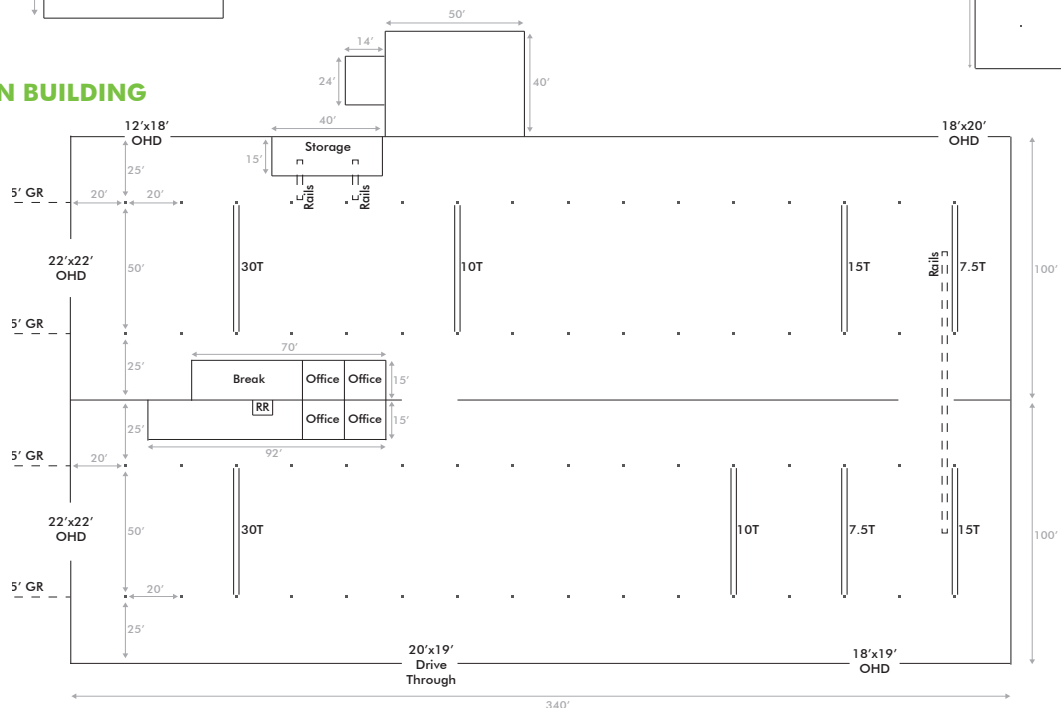
OFFICE BUILDING



FAB BUILDING



MAIN BUILDING



CONTACT US

SHAWNA HALE, CCIM

+1 918 392 7251

shawna.hale@cbre.com

JOHN WATCHOUS

+1 918 392 7216

john.watchous@cbre.com

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