

For Sale or Lease

Fully Craned Manufacturing Facility on Rail

WIGGIN
PROPERTIES, LLC

1300 N LaBarge Wagoner, OK 74467



Building Size

- ± 90,200 SF Total Gross Building Area (6 buildings)
 - ± 68,000 SF Main, two-bay craned building
 - ± 7,800 SF Paint shop
 - ± 1,000 SF Storage garage
 - ± 10,500 SF Fabrication shop
 - ± 2,500 SF Newer office building
 - ± 400 SF Saw building

Property Highlights

- Fully craned manufacturing space on rail (6 buildings)
- Former rolled to welded pipe operation with x-ray booths and six oversized doors
- 17 Crane Systems - Two (30T), Two (15T), Two (10T), Two (7.5 T), Three (5T), One (3T) and Five (2T) - Plus, two additional Gantry Cranes over future rail line; 20' x 22' hook height
- ±22.3 Acres primary site, fully compacted with 800' rail spur (expandable to 2000')
- 1,500 Amps (480V/3 Phase); 19' - 44' Clearance
- Compressed air and gas lines throughout with 20 + welding stations
- Adjacent ±11.34 Acre site also available

Call Shawna Hale, CCIM, or John Watchous at **918.935.2010**

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OVERVIEW

We're pleased to present a ±90,200 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 22 acres with compacted laydown yard and 800' rail spur. The building contains a total of seventeen cranes, including larger capacity cranes - two (30T), two (15T), and two (10T). 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 22+ acre site was previously used for steel pipe laydown storage. The building is visible from US-69 and accessible via NW 11th Street. The property is located 45 minutes from the Port of Catoosa and 50 minutes from Tulsa International Airport.

SITE PLAN



Size

- ±90,200 SF - total building area (6 buildings)
 - ±68,000 SF - main two bay craned building
 - ±10,500 SF - fabrication shop
 - ±7,800 SF - paint shop;
 - ±2,500 SF - newer office building
 - ±1,000 SF - storage garage
 - ±400 SF - saw building

Total Site Size

- Approximately 22.3 acres - compacted gravel laydown storage (the 11.34 acres to the south can be purchased separately)

Rail

- ±800' rail spur expandable to ±2,000' - 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

- ±2,500 SF newer office building, 52' x 48'
- 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 shop offices with 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' 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

- 17 total crane systems
 - (2) 30 ton crane systems
 - (2) 15 ton crane systems
 - (2) 10 ton crane systems
 - (2) 7.5 ton crane systems
 - (3) 5 ton crane systems
 - (1) 3 ton crane system
 - (5) 2 ton crane systems
- (2) gantry cranes rail systems
- Floor rails between bays for moving equipment and 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: City of Wagoner

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
- Former rolled to welded pipe facility

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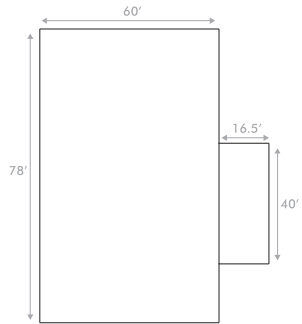
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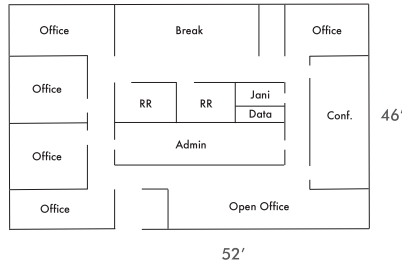
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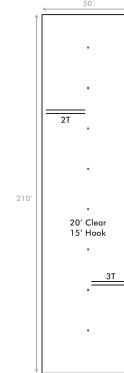
PAINT BUILDING



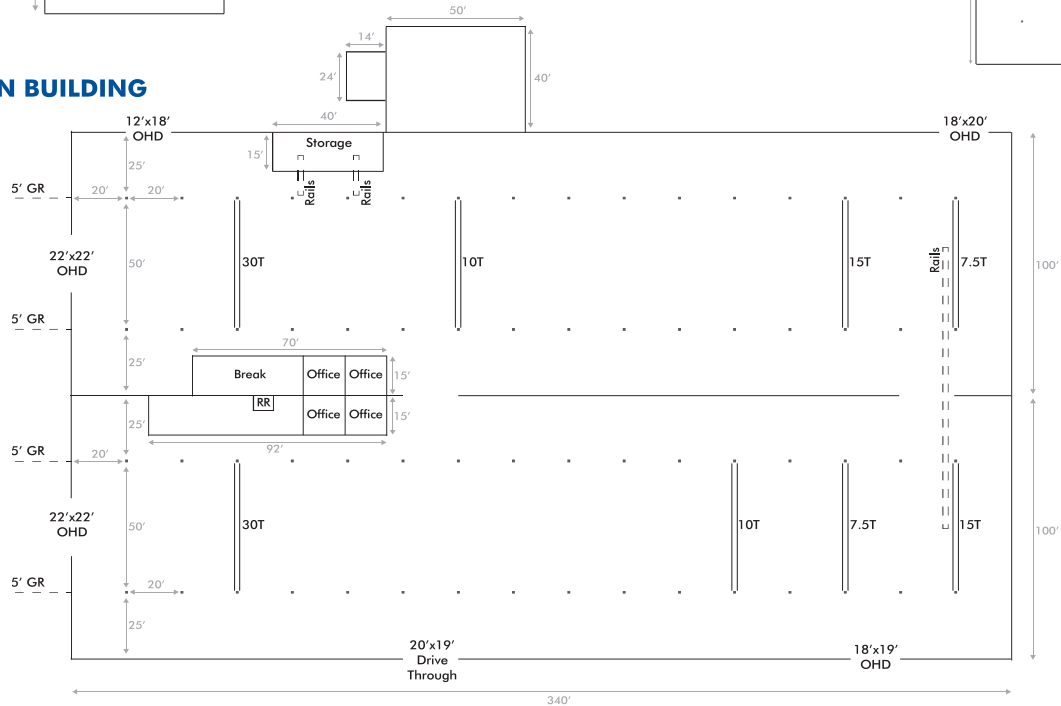
OFFICE BUILDING



FAB BUILDING



MAIN BUILDING



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