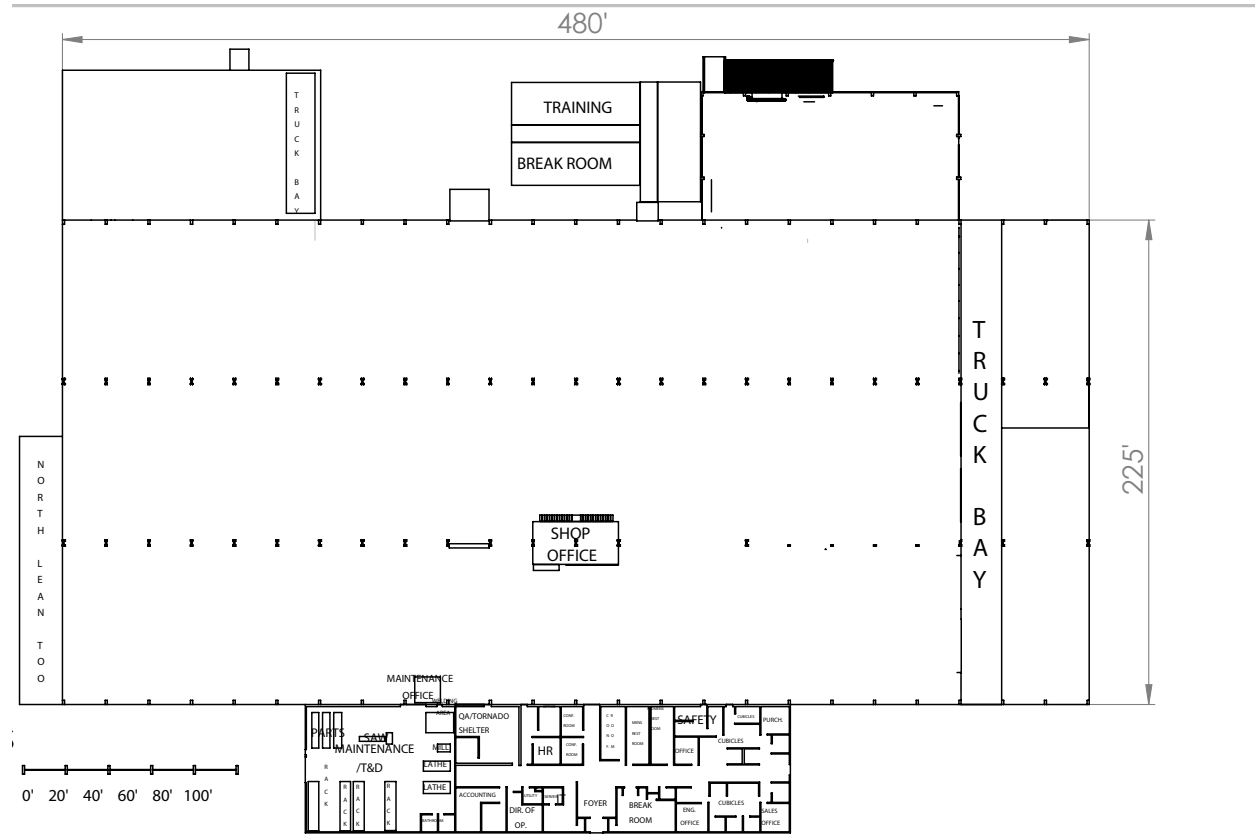


# CRANED MANUFACTURING FACILITY FOR SALE OR LEASE

24403 AMAH PARKWAY  
CLAREMORE, OK 74019



## CONTACT US

### DAVID GLASGOW, SIOR, CCIM

First Vice President  
+1 918 392 7205  
david.glasgow@cbre.com

### ALEX POWELL, CCIM

Associate  
+1 918 392 7231  
alexander.powell@cbre.com

### MATT KLIMISCH, SIOR, CCIM

First Vice President  
+1 918 392 7258  
matthew.klimisch@cbre.com

### KURT GILLER

Associate  
+1 918 392 7265  
kurt.giller@cbre.com

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**CBRE**

FOR SALE OR LEASE

# CRANED MANUFACTURING FACILITY

24403 AMAH PARKWAY  
CLAREMORE, OK 74019



## PROPERTY FEATURES

- + 142,848± SF Total\*
  - 9,015± SF Office Space\*
  - 133,833± SF Warehouse\*
- + 19.50± Acre Site\*
- + 91 Parking Spaces
- + 6 crane systems total, including:
  - (1) 7.5-ton Bridge Crane
  - (5) 5-ton Bridge Cranes
- + 25' Clear Height
- + 16' - 18' Hook Height
- + (2) 16' x 16' Drive-In Doors

- + (1) 16' x 14' Drive-In Door
- + (1) 12' x 16' Drive-In Door
- + (1) 12' x 12' Drive-In Door
- + (1) 10' x 12' Drive-In Door
- + (1) 12' x 18' Interior Dock
- + (1) 8' x 10' Dock w/Edge of Dock Leveler
- + 3 Phase, 480v, 6000 Amp Electric Service
- + Zoned IL - Light Industrial
- + Convenient Highway Access

\*Source: Assessor

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**CBRE**

# CRANED MANUFACTURING FACILITY FOR SALE OR LEASE

24403 AMAH PARKWAY  
CLAREMORE, OK 74019

## OVERVIEW

CBRE, Inc. is pleased to present a craned manufacturing facility for sale at 24403 Amah Parkway, Claremore, OK. This is a good quality manufacturing facility comprising 142,848± square feet. The building has 9,015± sq. ft. of office space and 133,833± sq. ft. manufacturing crane coverage. The building has 25' clear height with 6 total cranes, (1) 7.5-ton bridge and (5) 5-ton bridge.

The property includes an engineered metal building with a Duro-Last vinyl roof over the manufacturing area and a metal roof over the office area. The office space has a reception area, restrooms and a large break room. The manufacturing space has (1) dock high door, (1) interior dock, and (6) drive-in doors. The property is situated on a primary 17.5± acre tract with an additional tract of land consisting of 2± acres. Good access to Hwy 66 and I-44. (County Assessor is source of SF and acreage)

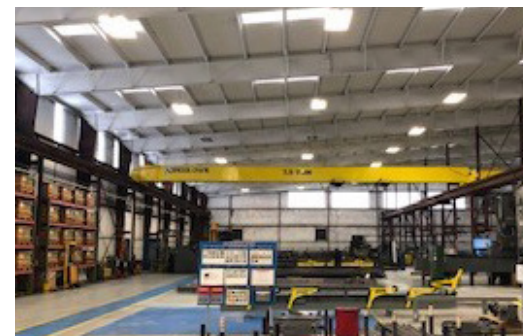
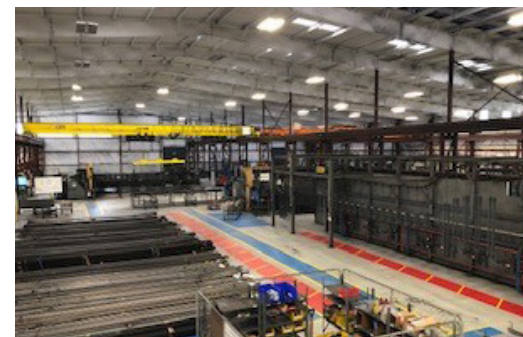
## FACILITY STRENGTHS

- + Good quality fully craned manufacturing space
- + 25' clear height
- + 6 crane systems - (1) 7.5-ton and (5) 5-ton
- + 19.5± acres total\*
- + Fenced and graveled yard
- + Asphalt paved employee parking lot with 91 parking spaces
- + 6000 Amps (480v/3 phase) electric power
- + 20' x 75' column spacing
- + Close proximity to manufacturing facilities including EMCO Industries, Steel Service Company, and K & B Machining, Inc.

\*Source: County Assessor

## CLEARLY TULSA

- + No 1 city among top 100 U.S. metros on growth & inclusion (Brookings Institute 2016)
- + No. 1 U.S. city where incomes are growing the fastest (Gobankingrates.com 2016)
- + No. 3 nationally among Tier II cities for new and expanded facilities (Site Selection 2016)
- + No. 4 best large city for starting a business (WalletHub.com 2017)
- + Top 5 Metro for corporate investment (Site Selection Magazine 2019)
- + No. 7 best city for economic growth potential (Business Facilities Magazine 2017)



## AVAILABLE AREA

- 142,848± SF gross building area\*
- 9,015± SF office space\*
- 133,833± SF warehouse\*

## TOTAL SITE SIZE

- 19.5± acres total\*
- 17.5± acre primary site\*
- 2± acre secondary site\*

## ZONING

- IL-Light Industrial

## BASIC DIMENSIONS

- 480' x 225'

## CONSTRUCTION

- YOC 1987
- Engineered Metal Building
- 6"-8" Concrete Floor
- Office area: Metal roof installed in 2014
- Manufacturing area: Duro-Last vinyl roof installed in 2014

## COLUMN SPACING/CLEAR HEIGHT

- 20' x 75' column spacing
- (3) crane bays w/overhead bridge cranes
- (2) adjacent areas w/overhead bridge cranes
- 25' clear ceiling height throughout

## CRANE SYSTEMS\*

- Bay 1: (2) 5-ton bridge cranes
- Bay 2: (1) 5-ton bridge crane
- Bay 3: (1) 5-ton bridge crane
- NE corner addition: (1) 7.5-ton bridge crane
- SE corner addition: (1) 5-ton bridge crane

## LOADING AND DRIVE-IN DOORS

- (2) 16' x 16' Drive-In Doors
- (1) 16' x 14' Drive-In Door
- (1) 12' x 16' Drive-In Door
- (1) 12' x 12' Drive-In Door
- (1) 10' x 12' Drive-In Door
- (1) 12' x 18' Interior Dock
- (1) 8' x 10' Dock w/edge of dock leveler

## LIGHTING

- T-5 Lighting
- Skylights

## VENTILATION

- (4) Exhaust Fans mounted in the east wall of the Manufacturing area

## ELECTRIC

- (2) 3,000 Amp Main Distribution Panels
- Provider: Verdigris Valley Electric

## NATURAL GAS

- (1) 2" line to Office & Maintenance Area
- (1) 3" line to Manufacturing Area
- Provider: Oklahoma Natural Gas

## WATER

- 2" line to Office & Manufacturing Areas
- Provider: Rogers County Rural Water #5

## SEWER

- 6" line
- Lagoon on Property

## FIRE SUPPRESSION SYSTEMS

- Sprinkler System has a dedicated 6" Water Line Supply
- 4" IBV Sprinkler Riser in Office area

## SECURITY SYSTEMS

- Office & Maintenance areas monitored by Advanced Alarms

## MISCELLANEOUS

- Large break room
- Reception area
- Safe room was constructed to FEMA specifications and consists of 616± SF
- 91 Parking spaces
- Fenced & graveled yard area
- Located in an established industrial area