

**OFFICE/FLEX WAREHOUSE BUILDING
FOR SALE
5630 NORTH HARRISON STREET
SHAWNEE, OK 74804**

List Price: \$680,000 - \$49.92 psf

Building Size: ± 13,620 SF Gross Building Area
± 10,197 SF Office/Flex space
± 3,423 SF Warehouse

HIGHLIGHTS: Great owner user opportunity
± 3.8 Acre secure site
Built in 2000
Open space plan
3 blocks to IH-40 via SH-18

**OFFICE/FLEX
WAREHOUSE BUILDING** SHAWNEE, OKLAHOMA



FOR MORE INFORMATION CONTACT:

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SHAWNEE USPS ANNEX BUILDING

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OFFICE/FLEX WAREHOUSE BUILDING

5630 NORTH HARRISON STREET

SHAWNEE, OKLAHOMA

OVERVIEW

CB Richard Ellis Oklahoma is pleased to present the Shawnee USPS Annex Building for Sale located at 5630 North Harrison Street in South Shawnee, OK. This is a wonderful owner user/investor opportunity comprising 13,620 square feet. The building was constructed in 2000 with 10,197 square feet of open office/flex space and a 3,423 square foot of covered warehouse dock area.

Architectural features include steel frame structure with concrete tilt-wall panels and transom double pane glass in insulated aluminum windows. The office/flex space is primarily open with a 12' acoustical ceiling, two offices, break room, two restrooms with lockers, and three storage areas. The warehouse/dock area has three walls and open to loading area. It has one dock high well with a mechanical pit leveler and six van height loading dock with one mechanical lift and five edge of dock plates. The dock area could be enclosed by adding a West wall.

The 3.8 acre site is fenced with a 8' chain link fence. It has concrete parking with 31 striped parking spaces and a one half acre concrete truck court. Good access to IH-40 three blocks South from North Harrison Street (SH-18).

FACILITY STRENGTHS

- Great owner user opportunity
- Built in 2000 - Good condition
- 3.8 acre secure site with 31 parking spaces and truck court
- Great highway access – 3 blocks to IH-40 via SH-18

PROPERTY PHOTOS





OFFICE/FLEX WAREHOUSE BUILDING

5630 NORTH HARRISON STREET

SHAWNEE, OKLAHOMA

BUILDING SIZE

- ± 13,620 SF Gross Building
- ± 10,197 SF Office/Flex Space
- ± 3,423 SF Warehouse (Not fully enclosed at dock)

TOTAL SITE SIZE

- ± 3.8 Acres
- 393' frontage x 430' depth (rectangular shape)
- 8' Chain Link Fence with Barbed Wire

CONSTRUCTION

- Tilt-Up Smooth Concrete Painted Walls with reveals
- Structural steel frame - Single Story
- Concrete footings and foundation
- Double paned insulated transom aluminum framed glass

YEAR OF CONSTRUCTION

- Built in 2000 - Good Condition

CEILING HEIGHT

- 18' clear ceiling height

ROOF

- Built-up Granular asphalt over metal deck

OFFICE/FLEX SPACE

- Heavy vinyl tile flooring
- 12' high ceiling grid with acoustical lay-in panels
- Fully heated and cooled space
- 2 offices plus 3 storage rooms
- 2 water fountains
- Men's Restroom with two commodes, urinal & Women's Restroom with three commodes & two sinks
- Metal lockers in restrooms
- Break room with base cabinet and sink
- Vinyl tile and ceramic tile in restrooms
- Drywall interior walls

WAREHOUSE/DOCK

- Reinforced concrete floor
- Covered and lit loading dock (Can be enclosed by adding West wall panel)
- 1 - 48" dock-high well with mechanical pit leveler
- 6 - 24" van height docks
- 1 with mechanical lift
- 5 with Edge of Dock equipment
- 291 Covered shed area on South side of dock

CEILING/LIGHTING

- 2 x 4 Lay-in Florescent Lights in office/flex space
- Incandescent can mounted lighting in metal ceiling in warehouse
- 8 building mounted wall pack lights

HEATING/AIR-CONDITIONING

- Three Roof Top HVAC units supporting office/flex space
- Warehouse is unheated – Fans are mounted on side wall

ELECTRIC POWER

- 600 Amp 480v/277v 3 Phase - 4 wire service
- Good distribution in office/flex space

PARKING

- Concrete parking lot with 31 Striped Spaces
- Two handicapped spaces
- Security Gate Access
- 7 Pole Mounted Lights

LIFE SAFETY SYSTEMS

- Monitored fire protection system – No sprinklers
- Emergency exit lighting
- Monitored alarm system

ZONING

- C3 – Automotive & Commercial Recreation

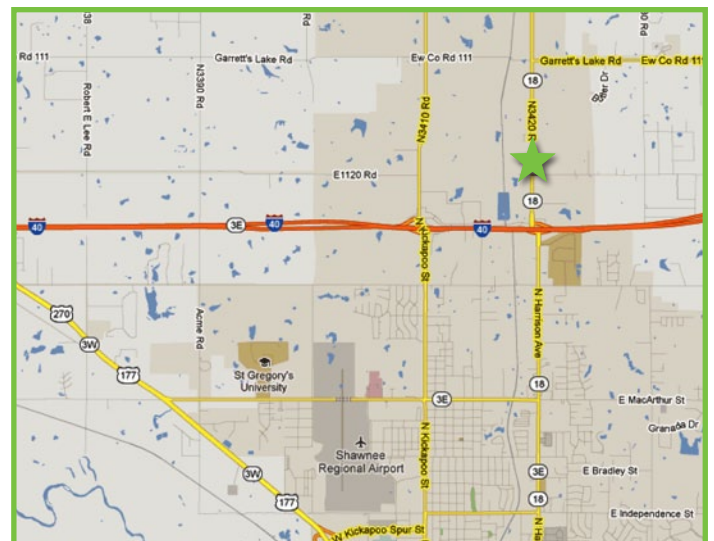
UTILITIES

- Water/Sewer: City of Shawnee
- Natural Gas: Oklahoma Natural Gas
- Electric: Oklahoma Gas & Electric Company
- Phone/Internet: Standard T-1 Service with multiple providers

ACCESS

- Great highway access – North Harrison Street (SH-18) 3 blocks to IH-40

LOCATION MAP - SHAWNEE



FOR
SALE

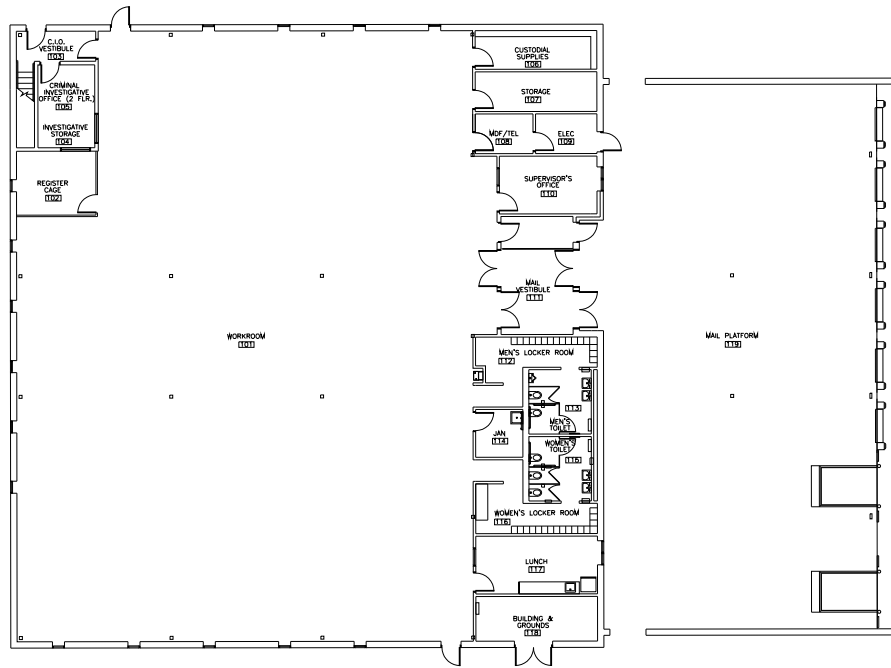


OFFICE/FLEX WAREHOUSE BUILDING

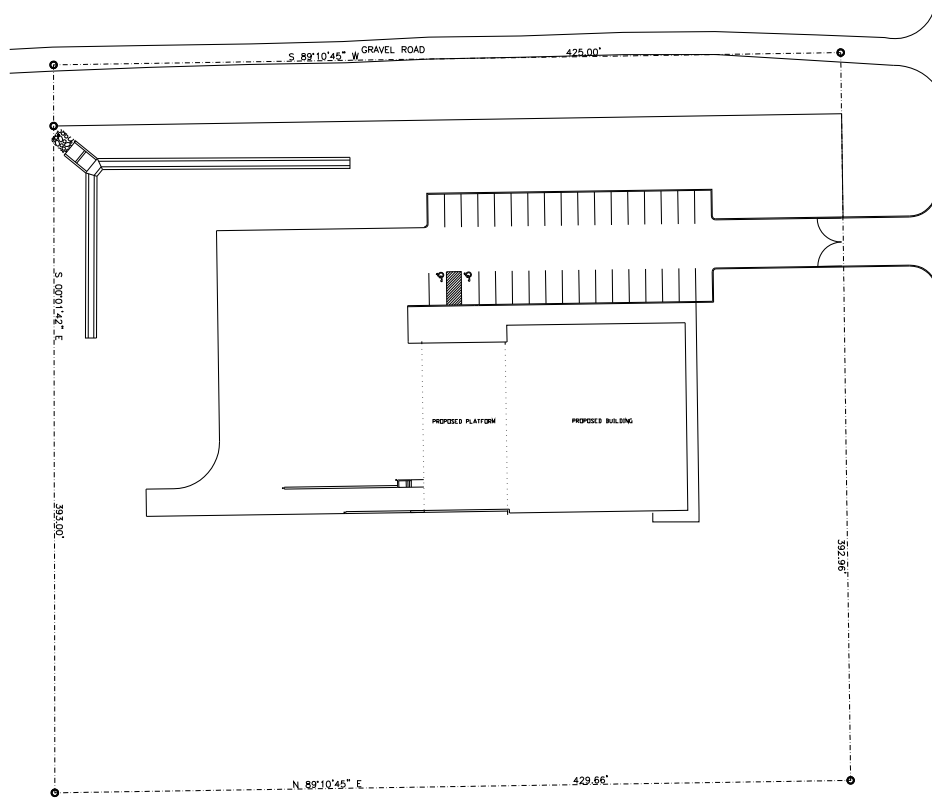
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SHAWNEE, OKLAHOMA

FLOOR PLAN



SITE PLAN



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