



FOR SALE | CAPITOL STEEL

1718 S AGNEW AVE OKLAHOMA CITY, OK 73108

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**PRICE
EDWARDS**
AND COMPANY

1718 S AGNEW AVE

OKLAHOMA CITY, OK 73108



PROPERTY DESCRIPTION

Rare opportunity to acquire a large-scale industrial facility on 23.66 acres of I-3 zoned land in the core of Oklahoma City. The property consists of five industrial buildings totaling 326,445 SF, constructed between 1942 and 1956, offering flexible utility for manufacturing, fabrication, logistics, or heavy industrial users. The site features an active rail spur, 10 overhead cranes ranging from 2-ton jibs to 150-ton rolling cranes, and dual ingress/egress with access from S Agnew and S Pennsylvania, allowing efficient circulation and truck access. Well-suited for owner-users, investors, or value-add repositioning

PROPERTY HIGHLIGHTS

- 23.66 acres of I-3 zoned land i
- Five buildings totaling 326,445 SF
- Active rail spur
- 10 overhead cranes
- Dual ingress/egress off S Agnew and S Pennsylvania Ave

Sale Price:	Contact Broker for Pricing
Zoning:	I-3 (Industrial Heavy)
Rail Access:	Yes
Lot Size:	23.66 Acres
Building Size:	326,445 SF

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PROPERTY

- 1718 S Agnew presents a rare opportunity to acquire a heavy industrial asset with significant land coverage, infrastructure, and zoning flexibility in a supply-constrained Oklahoma City industrial submarket. The property encompasses 23.66 acres of I-3 zoned land and is improved with five industrial buildings totaling approximately 326,445 square feet, constructed between 1942 and 1956.
- The building mix provides a range of clear heights, footprints, and functional layouts, accommodating a wide variety of industrial and manufacturing uses. The asset is uniquely positioned for heavy manufacturing or fabrication operations, featuring an active rail spur and an exceptional crane package consisting of 10 overhead cranes, ranging from 2-ton jib cranes to a 150-ton rolling crane. This infrastructure allows for high-capacity material handling rarely available in today's market and would be costly to replicate.
- The site offers two points of ingress and egress with access from both S Agnew Avenue and S Pennsylvania Avenue, enhancing traffic flow, operational efficiency, and potential site segmentation.
- With its substantial acreage, core infill location, and I-3 zoning, the property is well suited for owner-users, investors, or redevelopment strategies seeking scale, heavy industrial capability, and long-term upside.

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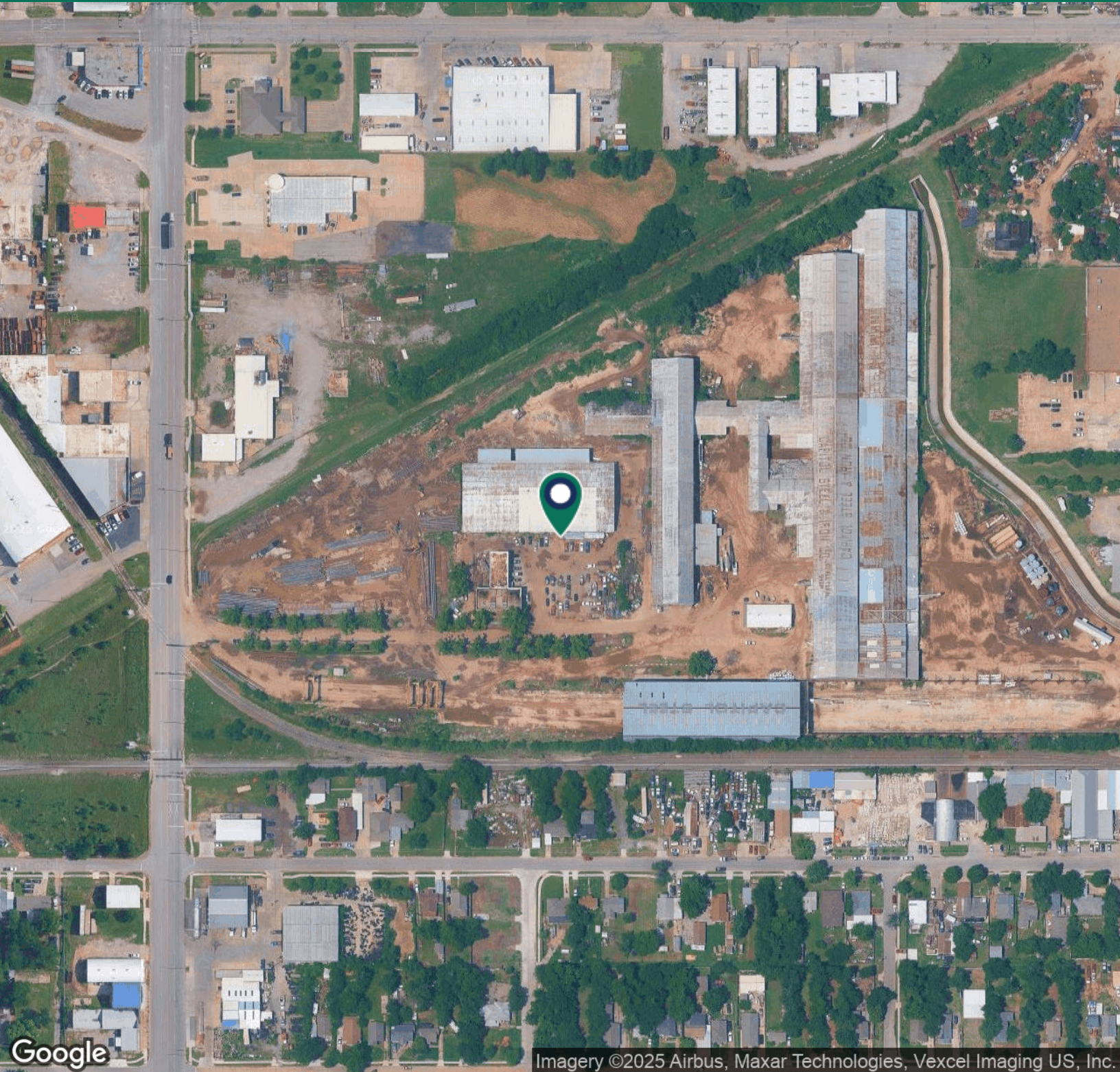
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PROFESSIONAL BACKGROUND

Danny Rivera joined Price Edwards & Company in July of 2015, as a broker in the Industrial and Investment Division. He specializes in buying, leasing and the listing of industrial properties including industrial land. He has been active in the Oklahoma City industrial real estate market since 2005. His clients have included Hobby Lobby, Chesapeake Energy, General Electric, YRC Worldwide, Swift Transportation, Xterran Energy, Western Flyer, City Trailer, Kaiser-Francis Oil Company, MRC Global, Coop Ale Works, Franks International and many local companies.

Danny is married to his wife Brooke, they have two children Benson and Willow.

EDUCATION

The University of Oklahoma in 2000-2004 with a Bachelors Degree in Arts and Sciences.

MEMBERSHIPS

Knights of Columbus

Some Day Soon Foundation

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PROFESSIONAL BACKGROUND

Andrew Holder joined Price Edwards and Company June 2021, as a broker associate in the Industrial/Investment Division. Initially from Alva, Oklahoma, Holder graduated from Oklahoma City University in 2012 and began selling real estate in May of 2015. Since joining Price Edwards, He has assisted in the purchase, sale, or leasing of over \$100,000,000 in industrial property. He is married to his wife Kirsten, and his two kids are Jimmy and Millie Holder.

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