

**THE OPTIMUM SITE  
FOR ULTIMATE REACH**

# CENTERGATE SOUTH



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
OKLAHOMA**



# THE LOCATION OPTIMUM SITE





OPTIMUM SITE | ULTIMATE REACH  
CENTRAL LOCATION

Located 1.5 miles south of Interstate 40, **CENTERGATE SOUTH** is minutes away from full interchanges to the east (Kilpatrick Turnpike) and west (Interstate 44) centralizing employers, distributors and manufacturers throughout the state and country, connecting our location quicker, faster and simpler than our competitors.

PROPERTY HIGHLIGHTS

**CENTERGATE SOUTH**  
8832 SW 15th Street  
Oklahoma City, OK 73128

**SITE SIZE**  
± 189.00 Acres

**ZONING**  
PUD with I-2 Industrial Uses

**NEAREST INTERSTATE**  
Interstate 40; 1.5 Miles North

**FOR SALE OR BUILD-TO-SUIT**  
10 - 100 Acre Lots

**UTILITIES**  
**ELECTRIC POWER PROVIDER:**  
**OG&E**  
Substation Distance: 3 Miles  
Substation Capacity  
**CURRENT AVAIL:** 9 MW  
Line Voltage: 12.7 / 34.4kV

**NATURAL GAS PROVIDER:**  
**ONG | OKLAHOMA NATURAL GAS**  
Line Size: 6"  
Current Operating Pressure: 20-48 PSIG  
Current Capacity: 10MCFH

**WATER PROVIDER:**  
**CITY OF OKLAHOMA CITY**  
Line Size: 12"  
Current Capacity: 2.5 Million Gal (Per Day)

**WASTEWATER PROVIDER:**  
**CITY OF OKLAHOMA CITY**  
Line Size: 21"  
Current Capacity: 3 Million Gal (Per Day)

**TELECOMMUNICATION PROVIDER:**  
**COX:** 100 GB Fiber

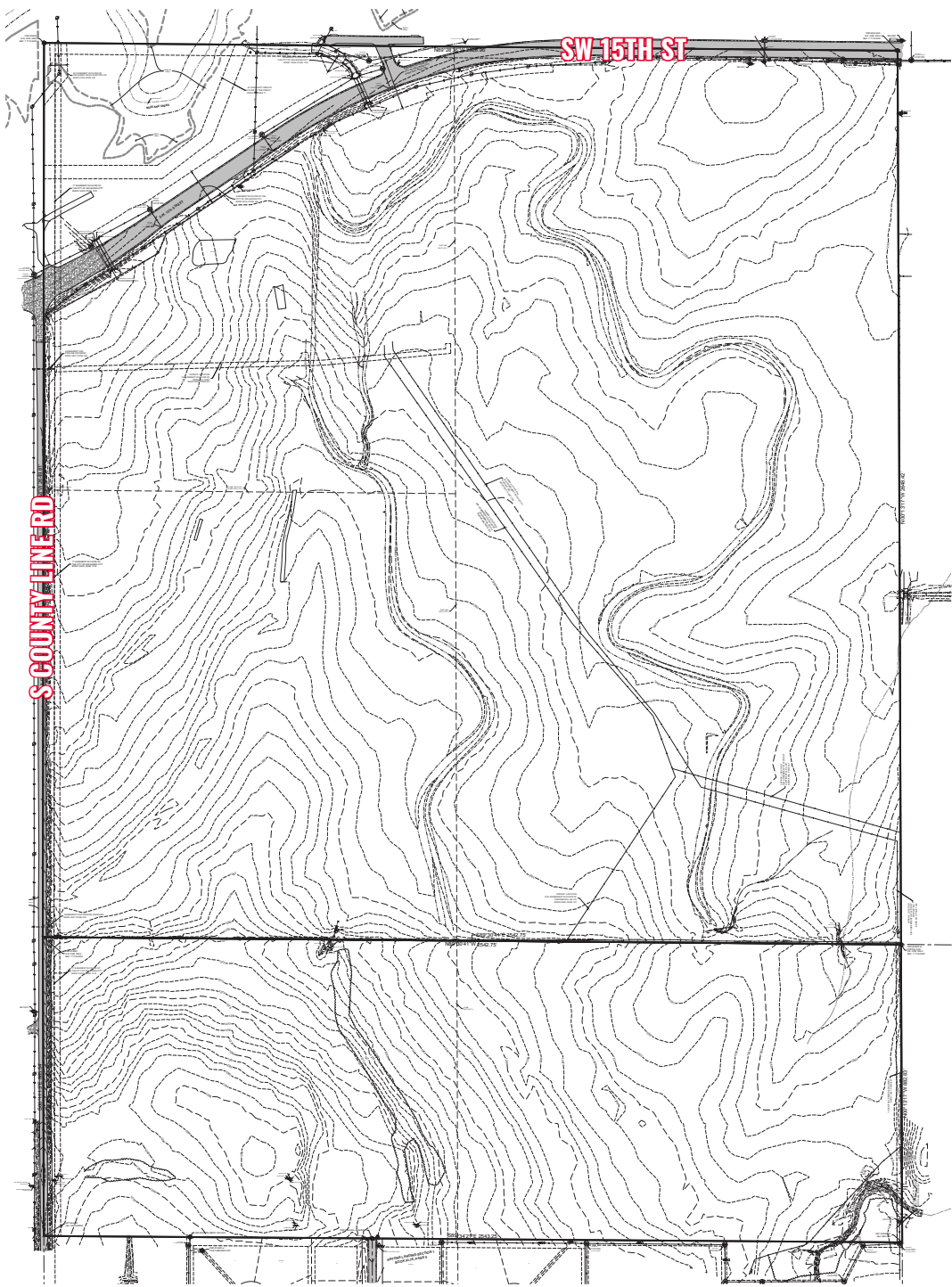
CLICK FOR  
FLYOVER





OPTIMUM SITE | ULTIMATE REACH

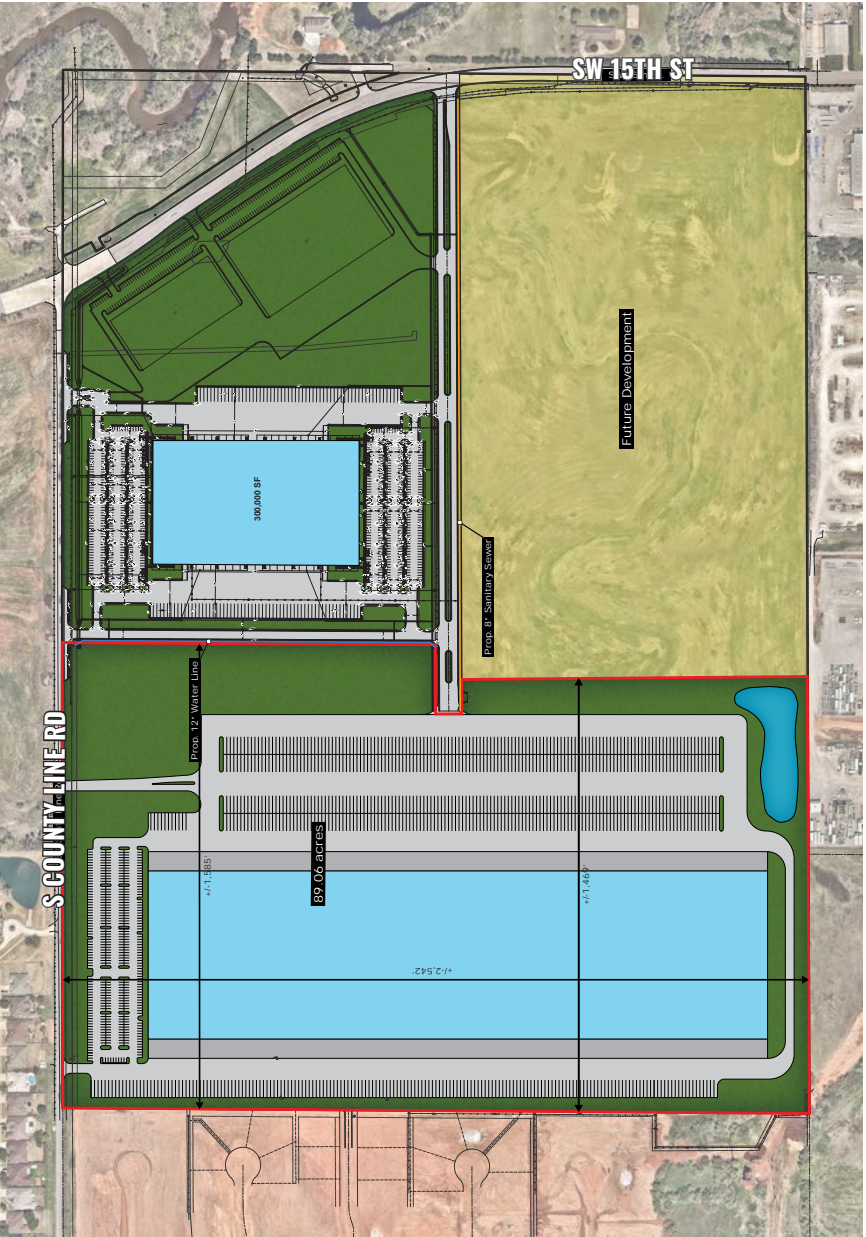
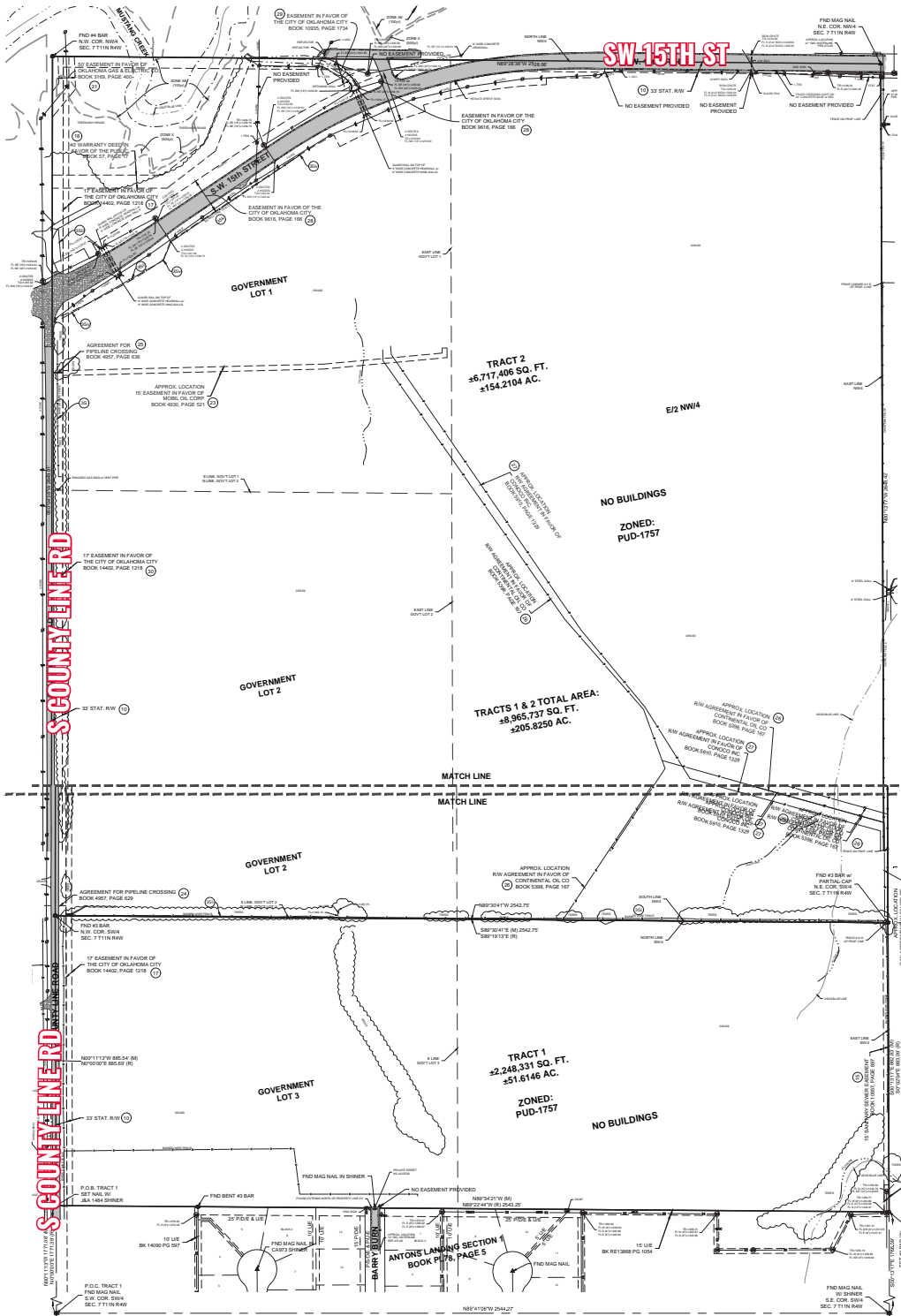
TOPOGRAPHY MODEL



CLICK FOR  
FLYOVER

SITE  
PLANS

ACREAGE OPTIONS





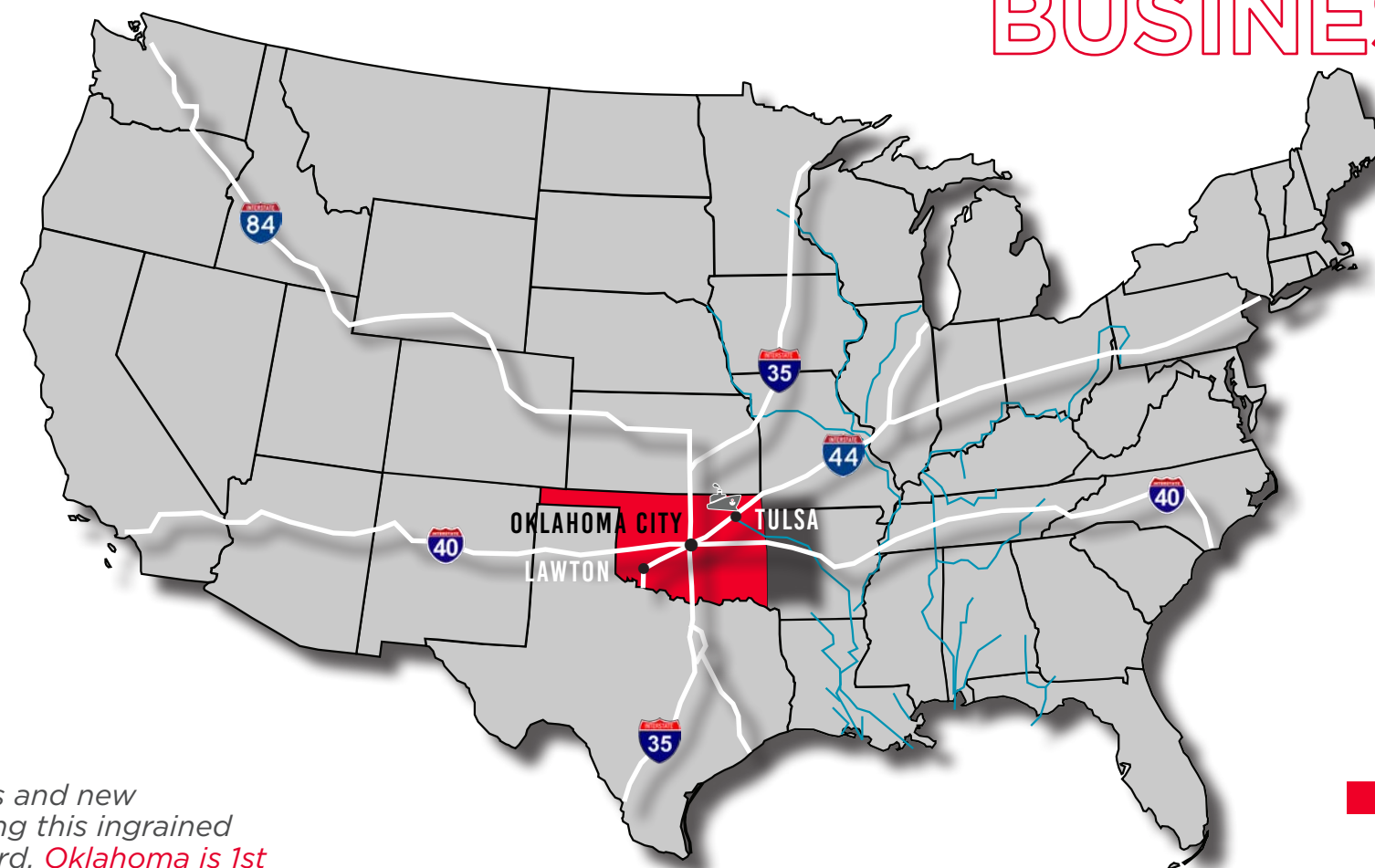






# WHY OKLAHOMA

DOING  
BUSINESS



## TRANSPORTATION & LOGISTICS CENTRAL LOCATION



Oklahoma is at the center of it all. With 4 inland ports, 3,850 miles of rail and 12,000 miles of highway, it's no wonder why Oklahoma is a hub for logistics operations and distribution centers like Amazon, Dollar Tree, Macy's and more

## AEROSPACE + DEFENSE



### MRO CAPITAL OF THE WORLD

Home to the largest Department of Defense air depot and commercial airline MRO facility in the world

### 1,100+ AEROSPACE ENTITIES

More than 1,100 aerospace entities operate in the state including manufacturers, MRO, research and development, military and others

### 120,000+ EMPLOYEES

### #3 MOST PREPARED FOR DRONES

Oklahoma is ranked #3 in preparedness for the drone industry by the Mercatus Center at George Mason University

### 5 MILITARY INSTALLATIONS



Source: [okcommerce.gov/doing-business](http://okcommerce.gov/doing-business)

## AGRIBUSINESS



Global research centers and new technologies are keeping this ingrained industry pushing forward. **Oklahoma is 1st in rye production**, 2nd in canola production, 5th in beef production and is home to a vast array of companies ranging from paper and packaging manufacturing to beverage production and fertilizer manufacturing.

## AUTOMOTIVE



Tax credits for engineers, transferable skill-sets, low energy costs and more have Oklahoma poised to be the next automotive hub

### #1 EV FRIENDLY

Most electric vehicle friendly state in the U.S.

### 22% LOWER ELECTRICAL RATES

Lower electricity rates than the national average

### 24 HOUR DRIVE

Twenty four hour drive time to all OEM facilities in the U.S.

### 35% WIND + SOLAR

Oklahoma has a balanced energy mix of traditional and renewables

## MANUFACTURING



Oklahoma's central location and multi-modal transportation system ensure supplies get in and products reach customers, all at lower costs. From food processing and aerospace to pipe and plastics, thousands of manufacturing companies have found success operating in Oklahoma.

### 4,200+ MANUFACTURERS

More than 4,200 manufacturing firms operate in Oklahoma.

### 6.5% INCREASE IN EXPORTS

6.5% increase in manufacturing exports in 2017 vs. 2016

### RIGHT-TO-WORK STATE

And low unemployment insurance taxes

CENTERGATE

IT'S







# BUSINESS SUMMARY

## DATA FOR ALL BUSINESSES IN THE AREA

	0 - 1 MILE	1 - 3 MILE	3 - 5 MILE
TOTAL BUSINESSES	105	1,323	3,548
TOTAL EMPLOYEES	3,114	23,159	44,949
TOTAL RESIDENTIAL POPULATION	2,058	36,249	91,571
EMPLOYEE/RESIDENTIAL POPULATION RATIO (per 100 Residents)	151	64	49

## BUSINESSES IN THE AREA WITHIN 7.3 RADIUS

by SIC Code	BUSINESSES	EMPLOYEES
AGRICULTURE & MINING	237	2,077
CONSTRUCTION	745	6,849
MANUFACTURING	363	11,162
TRANSPORTATION	302	4,391
COMMUNICATION	79	951
UTILITY	32	557
WHOLESALE TRADE	547	7,640



## TOP EMPLOYERS WITHIN 7.3 RADIUS OF CENTERGATE



**200 EMPLOYEES**  
0.61 Miles NE



**80 EMPLOYEES**  
1.07 Miles NE



**101 EMPLOYEES**  
0.71 Miles NE



**TEREX®** **1500 EMPLOYEES**  
1.09 Miles NW



**120 EMPLOYEES**  
1.02 Miles NE



**200 EMPLOYEES**  
1.18 Miles SE



# DEMOGRAPHICS



Source: Copyright 2022 Data Axle and Esri. Esri Total Residential Population forecasts for 2022. Data Axle Business Locations (Q2 2022).



# THE TEAM

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