

THE OPTIMUM SITE
FOR ULTIMATE REACH

CENTERGATE SOUTH



THE LOCATION OPTIMUM SITE

DOWNTOWN
OKC



IT'S
OKC

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)

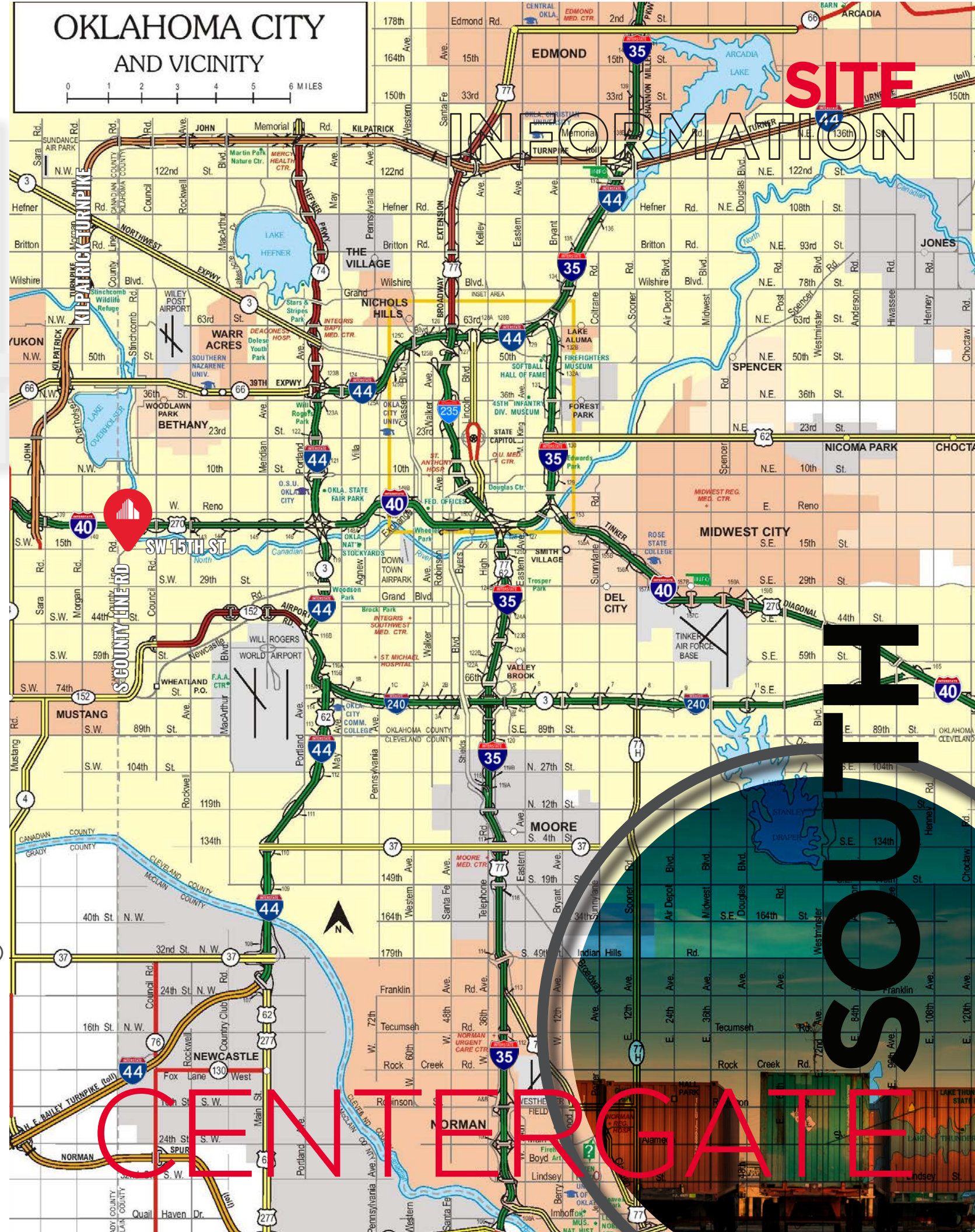
WASTEWATER PROVIDER:
CITY OF OKLAHOMA CITY

Line Size: 21"
Current Capacity: 3 Million Gal (Per Day)

TELECOMMUNICATION PROVIDER:
COX:

100 GB Fiber

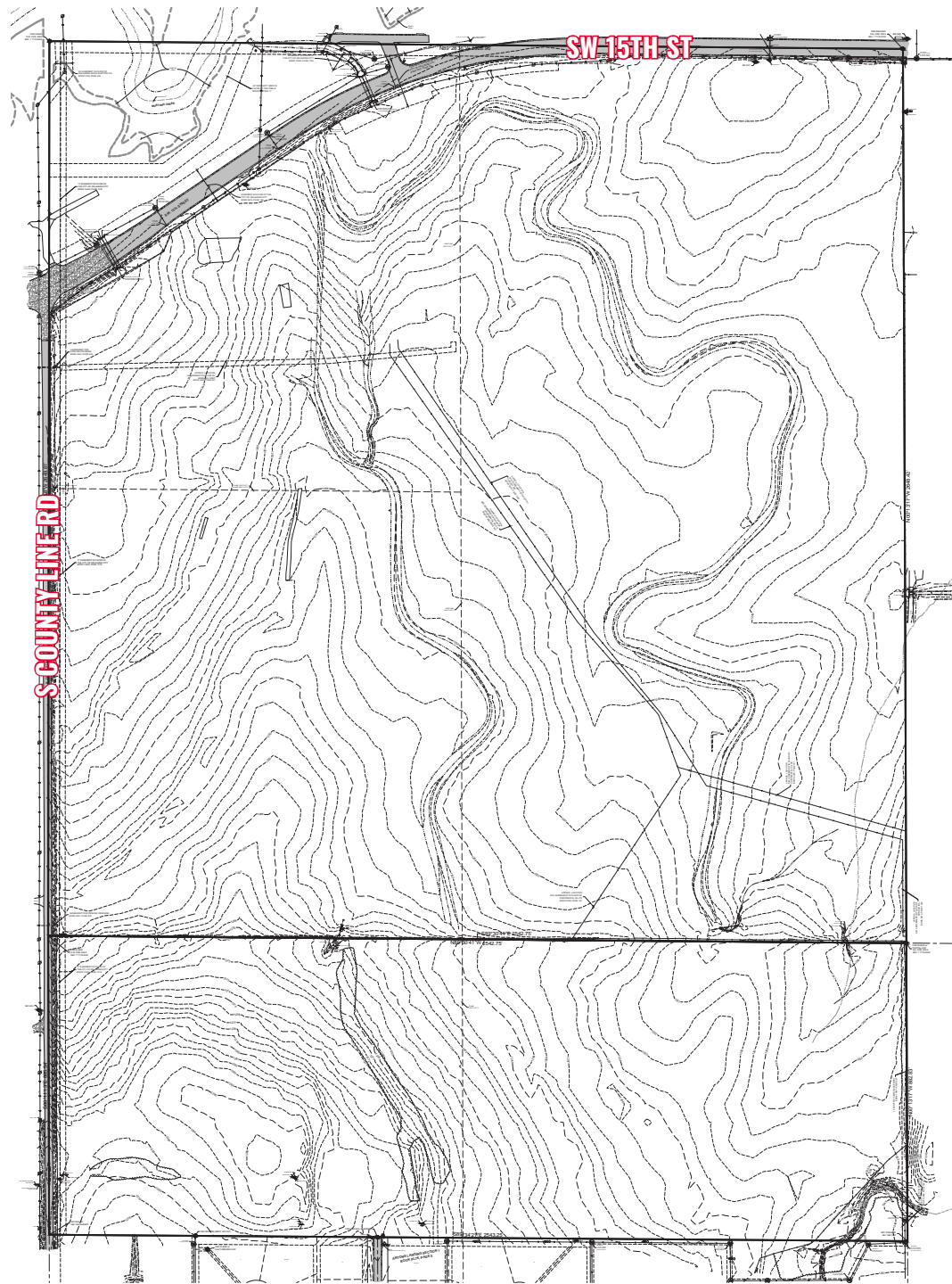
[CLICK FOR FLYOVER](#)



CENTERGATE SOUTH

OPTIMUM SITE | ULTIMATE REACH

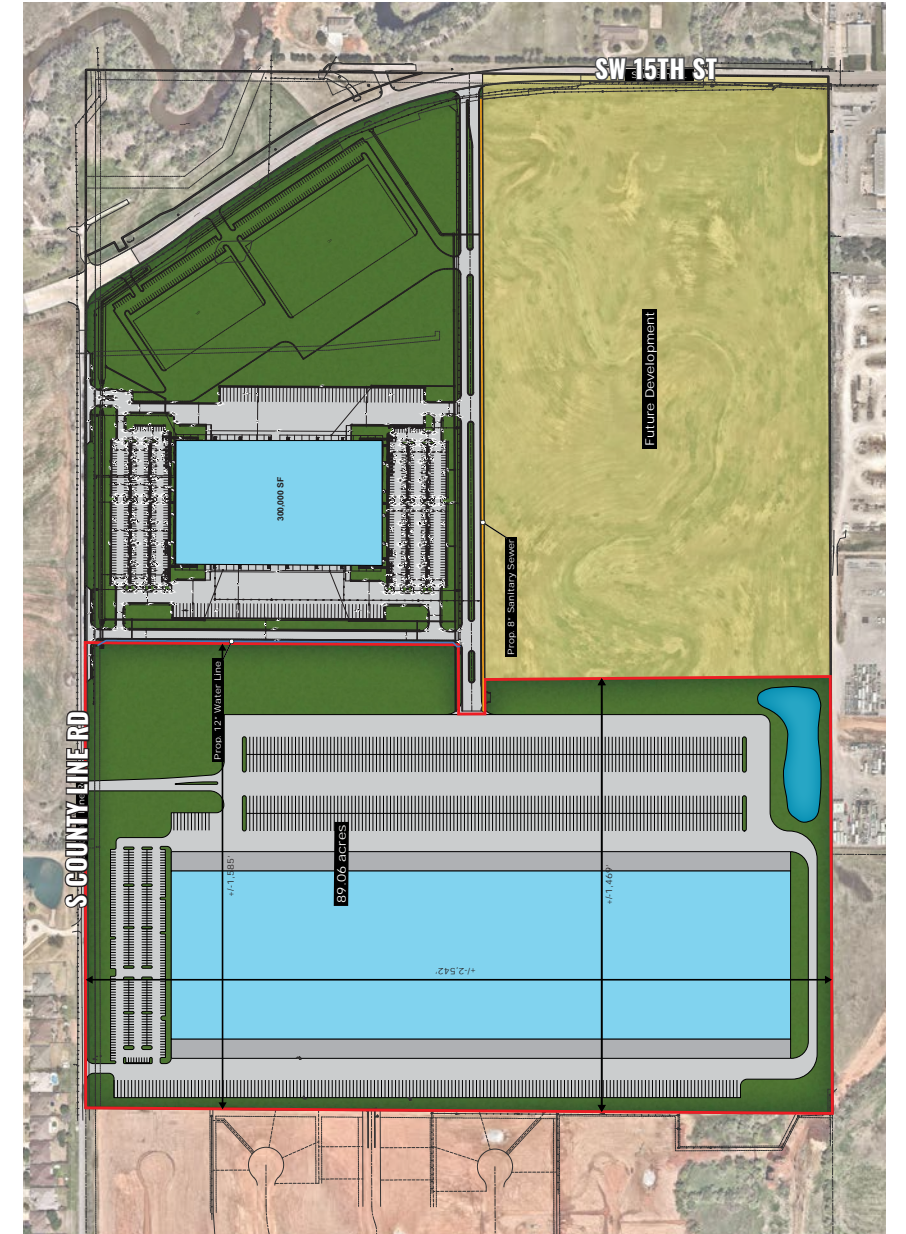
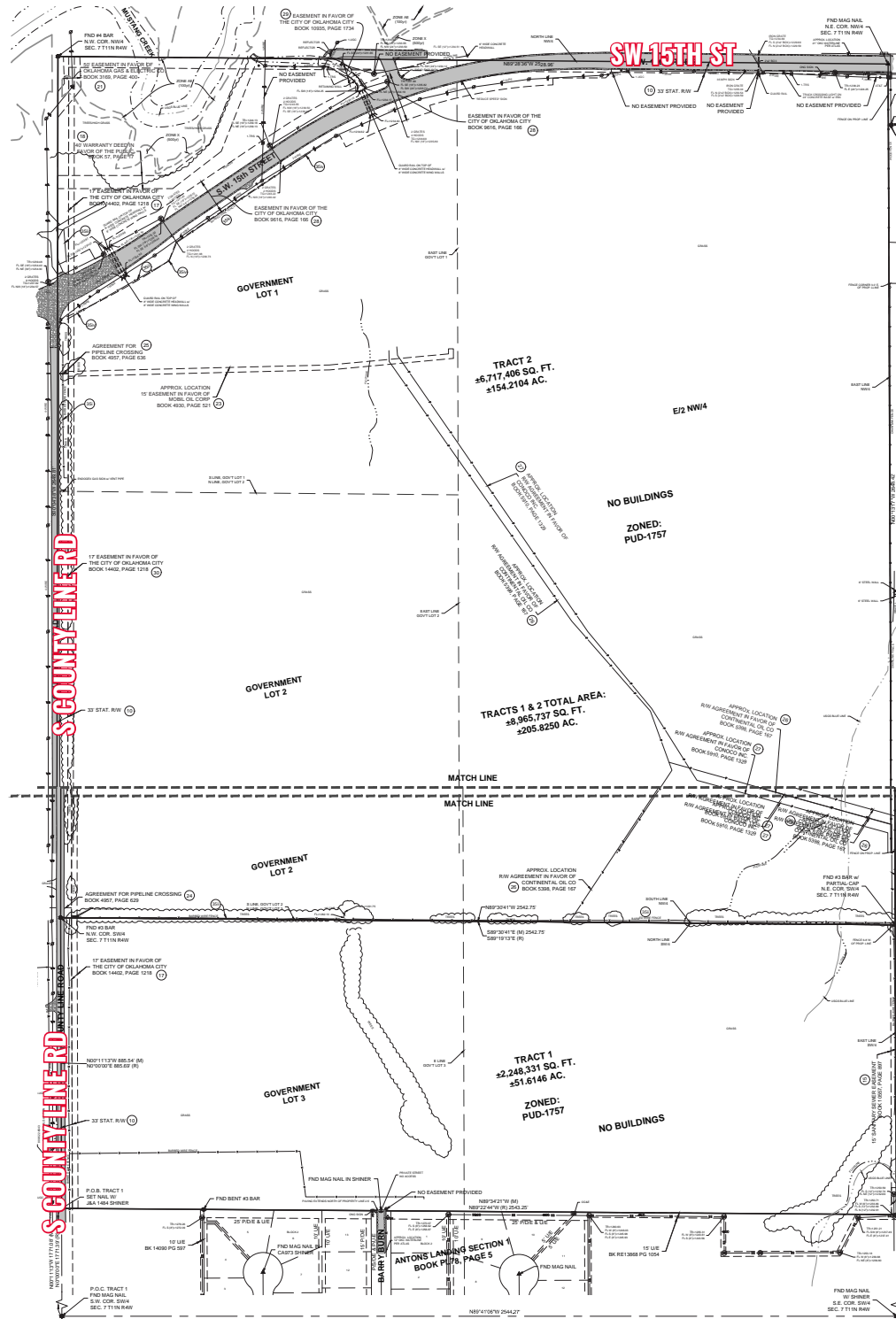
TOPOGRAPHY MODEL



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SITE PLANS

ACREAGE OPTIONS

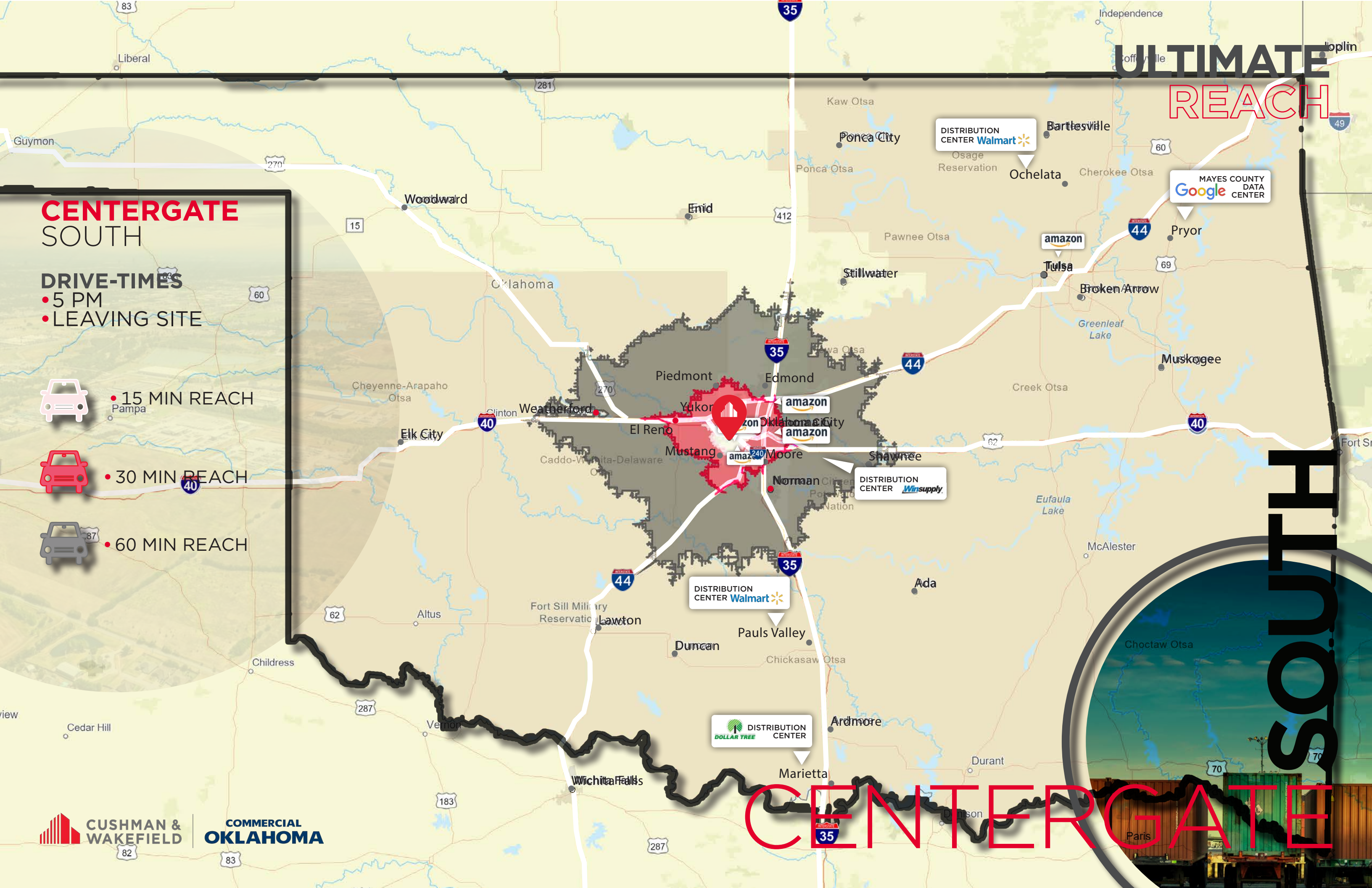


ULTIMATE REACH

CENTERGATE SOUTH

DRIVE-TIMES
• 5 PM
• LEAVING SITE

-  15 MIN REACH
-  30 MIN REACH
-  60 MIN REACH



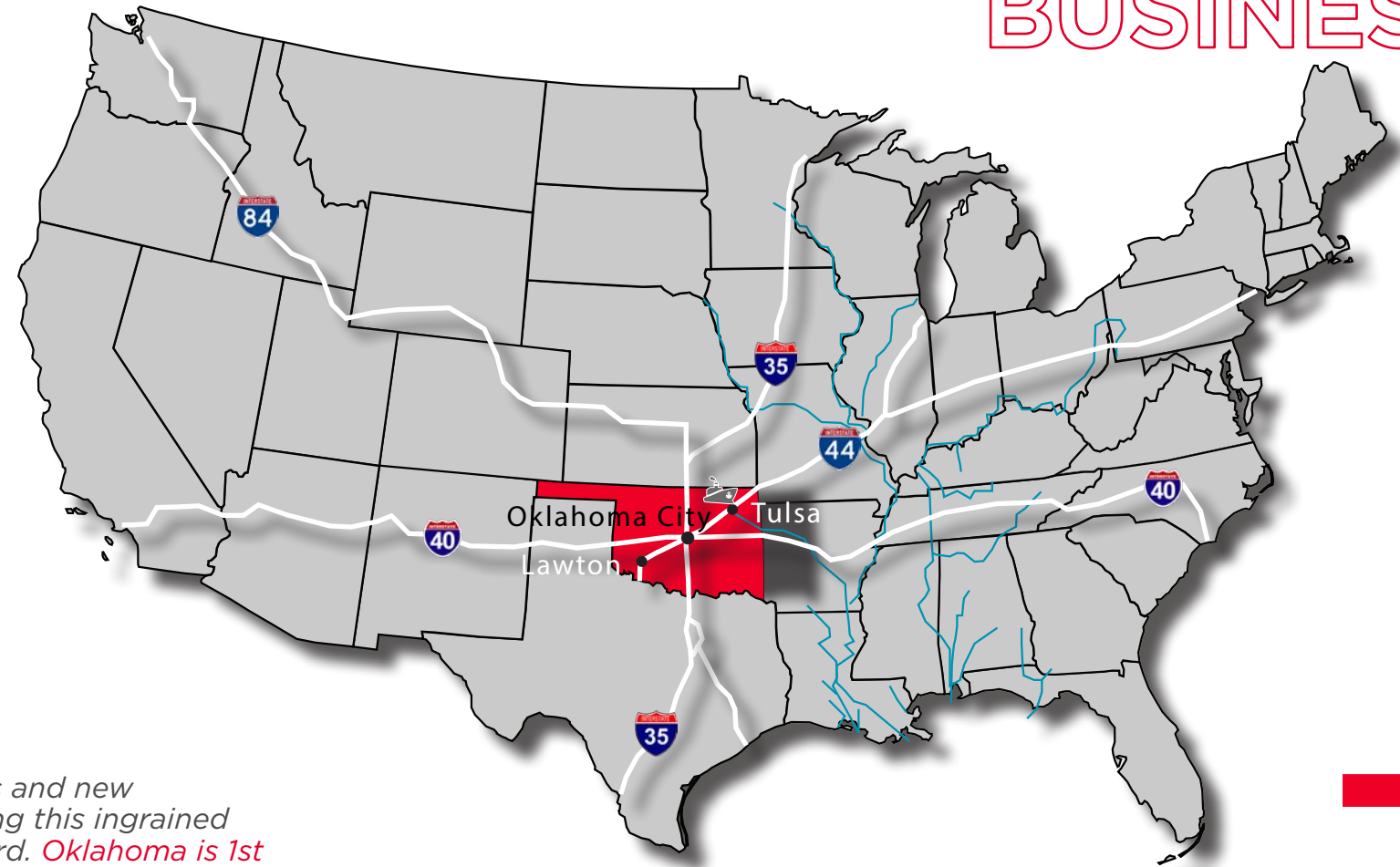
CENTERGATE






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


AGRIBUSINESS

 **#1** 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.**

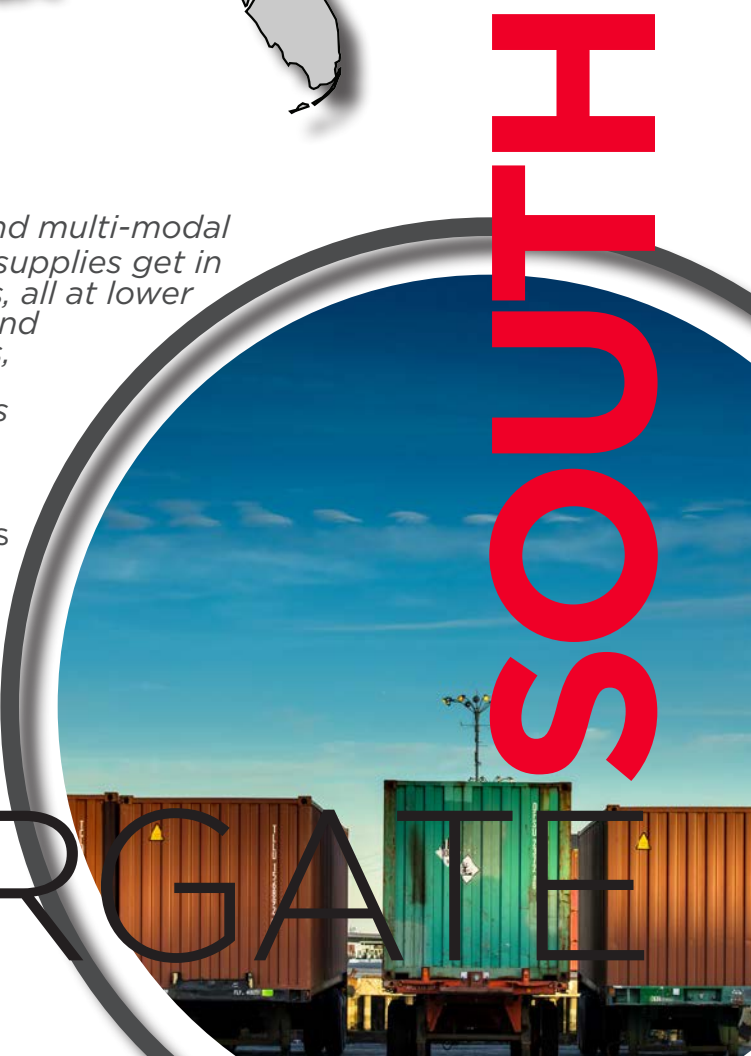
AUTOMOTIVE

 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



CENTERGATE SOUTH

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

FREYMILLER
200 EMPLOYEES
0.61 Miles NE

DOWNING
Energy Forward
80 EMPLOYEES
1.07 Miles NE

YRC
FREIGHT
101 EMPLOYEES
0.71 Miles NE

TEREX
1500 EMPLOYEES
1.09 Miles NW

TA
120 EMPLOYEES
1.02 Miles NE

Alliance
STEEL BUILDING SYSTEMS
200 EMPLOYEES
1.18 Miles SE

CUSHMAN & WAKEFIELD | **COMMERCIAL OKLAHOMA**



DEMOGRAPHICS

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



**THE
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