



CREEK | CRE

## — CORPORATE NNN INDUSTRIAL INVESTMENT —

### Key Highlight Section

Price : \$5,472,222.17  
Cap Rate : 6.00%  
NOI : \$328,333.33  
Tenant : Georg Fischer Central  
Plastics, LLC (BBB Rated)

# 8032 INDUSTRIAL DRIVE, SHAWNEE, OKLAHOMA 74801

Creek CRE | Mitch Hammack | 405-312-2512 | [mitch@creekcre.com](mailto:mitch@creekcre.com)

# INVESTMENT SUMMARY

## INVESTMENT HIGHLIGHTS

- 50,000 SF Industrial Facility on 8.15 Acres
- NNN Corporate Lease with 3-year initial term
- 5% annual rent escalations
- Below replacement cost: \$109.44/SF
- Fully sprinkled building (no ESFR)
- LED lighting with motion sensors
- New Facility, Built in 2018, Finished in 2024

## FINANCIAL SUMMARY TABLE

| Metric        | Detail                   |
|---------------|--------------------------|
| Listing Price | \$5,472,222.17           |
| Cap Rate      | 6.00%                    |
| Avg. NOI      | \$328,333.33             |
| Price/SF      | \$109.44                 |
| Rentable Area | 50,000 SF                |
| Lease Type    | NNN                      |
| Lease Term    | 3 Years + 3 Year Renewal |
| Year 1 Rent   | \$6.25/SF + NNN          |



# PROPERTY DETAILS

## PROPERTY OVERVIEW

|                      |                                                  |
|----------------------|--------------------------------------------------|
| Address              | : 8032 Industrial Drive, Shawnee, Oklahoma 74801 |
| Area                 | : 50,000 SF building   8.15 Acres                |
| Year Built/Completed | : 2018 / 2024                                    |
| Zoning               | : I-1 (Light Industrial)                         |
| Ownership            | : Fee Simple                                     |
| Parcel Number        | : 3230-00-002-001-0-001-00                       |
| Municipality         | : City of Shawnee                                |

## BUILDING SPECIFICATIONS

|                           |                         |
|---------------------------|-------------------------|
| Fire Suppression          | : Fully Sprinkled       |
| Electrical                | : 3-Phase 240v          |
| Heating                   | : Natural Gas           |
| Lighting                  | : LED w/ motion sensors |
| Commencement              | : 12/1/2025             |
| Landlord Responsibilities | : Roof & Structure      |



# TENANT OVERVIEW

## TENANT PROFILE — GEORG FISCHER CENTRAL PLASTICS, LLC

- Founded in 1802, based in Switzerland
- Listed on SIX Swiss Exchange (SWX: GF)
- Global presence in 46 countries
- Workforce: 15,700 employees
- BBB Credit Rating
- Recently completed 144,000 SF new facility in Shawnee, OK
- Industry leader in piping systems, manufacturing, and industrial components

## WHY THIS TENANT MATTERS

- Global brand stability
- Long operational history
- Corporate-backed lease
- Strong financials and creditworthiness



CREEK | CRE

## Broker Information

### Mitch Hammack

Vice President – Brokerage Services

Creek CRE



[mitch@creekcre.com](mailto:mitch@creekcre.com)



405-312-2512