

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (NNN)
Building Size:	25,541 SF
Available SF:	25,541 SF
Lot Size:	14.32 Acres
Year Built:	2008
Market:	Western Oklahoma

PROPERTY OVERVIEW

This 14.32-acre property is located on the west side of Elk City, just off I-40, at the southeast corner of S. Merritt Rd and W. 20th St. Fully fenced and featuring a large graveled yard with three buildings, it's well-suited for a wide range of industrial uses. The property is turnkey, in excellent condition, and ready for its next tenant.

PROPERTY HIGHLIGHTS

- Turnkey Industrial property
- 14.32 Acres (Fully fenced, graveled yard)
- 5,643 SF office building (details below)
- 2,898 SF wash bay (details below)
- 17,000 SF warehouse (details below)
- Concrete parking area with multiple points of access

JOHNNY STRADAL

405.990.0569
johnny@creekcre.com

A large, single-story industrial building with white vertical corrugated metal siding and a dark blue roof. The building features a low-pitched gable roof and a foundation made of stacked stone blocks. Several windows are visible along the side, some of which are dark, possibly indicating they are closed or boarded up. In the foreground, three tall, silver flagpoles stand on a grassy area. To the left, there is a paved parking lot. In the background, other industrial structures and a clear blue sky are visible.

- Interior Storm Shelter
- Large Conference Room
- 2 Bathrooms
- Large Storage Area
- Ample concreted parking
- Kitchen / Break Area
- Several offices (~11) with lots of windows
- AT&T Fiber



405.990.0569
johnny@creekcre.com

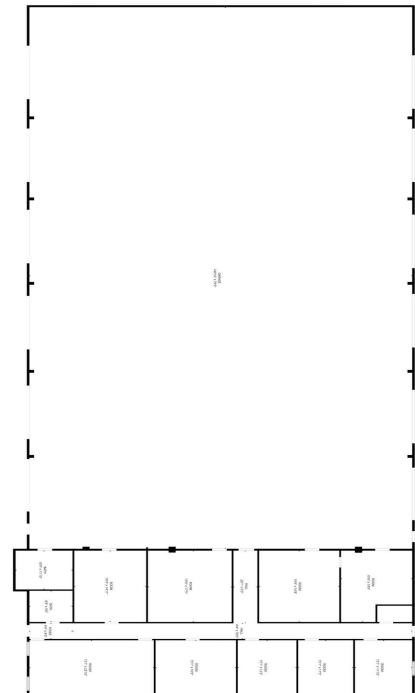
WAREHOUSE BUILDING - 17,000 SF



HIGHLIGHTS:

- Mechanic & Oil Change Pit
- 10 Ton Care
- Floor Drains running down the entire middle of the warehouse
- Radiant heating
- Plumbed with airlines
- 12 - 16'H x 14'W overhead doors (pull through)
- Large graveled yard
- Warehouse office space
- 21' - 24' Warehouse Clear Height
- 2 bathrooms
- Industrial waste water system

TOTAL: 3001 sq. ft.
FLOOR: 1,300 sq. ft.
EXCLUDED AREAS: GARAGE: 1190 sq. ft. WALLS: 313 sq. ft.
EXCLUDED AREAS: 1190 SQ. FT. WALLS: 313 SQ. FT.



JOHNNY STRADAL

405.990.0569

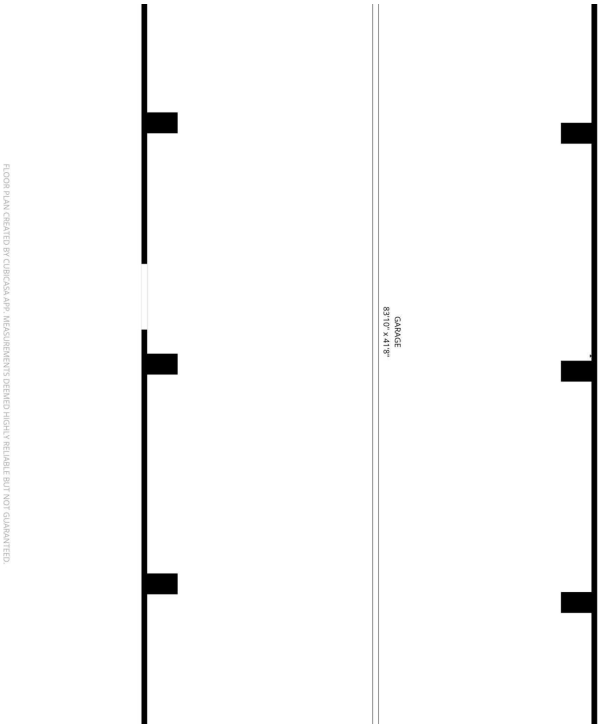
johnny@creekcre.com

WASH BAY BUILDING - 2,898 SF



HIGHLIGHTS:

- 4 - 16'H x 14'W drive thru overhead doors
- 2 Large wash bays with floor drains
- 22' clear height
- Industrial waste water system



JOHNNY STRADAL
405.990.0569
johnny@creekcre.com

PROPERTY PHOTOS



OFFICE INTERIOR



MECHANIC PIT - WAREHOUSE



WAREHOUSE INTERIOR



WASH BAY INTERIOR



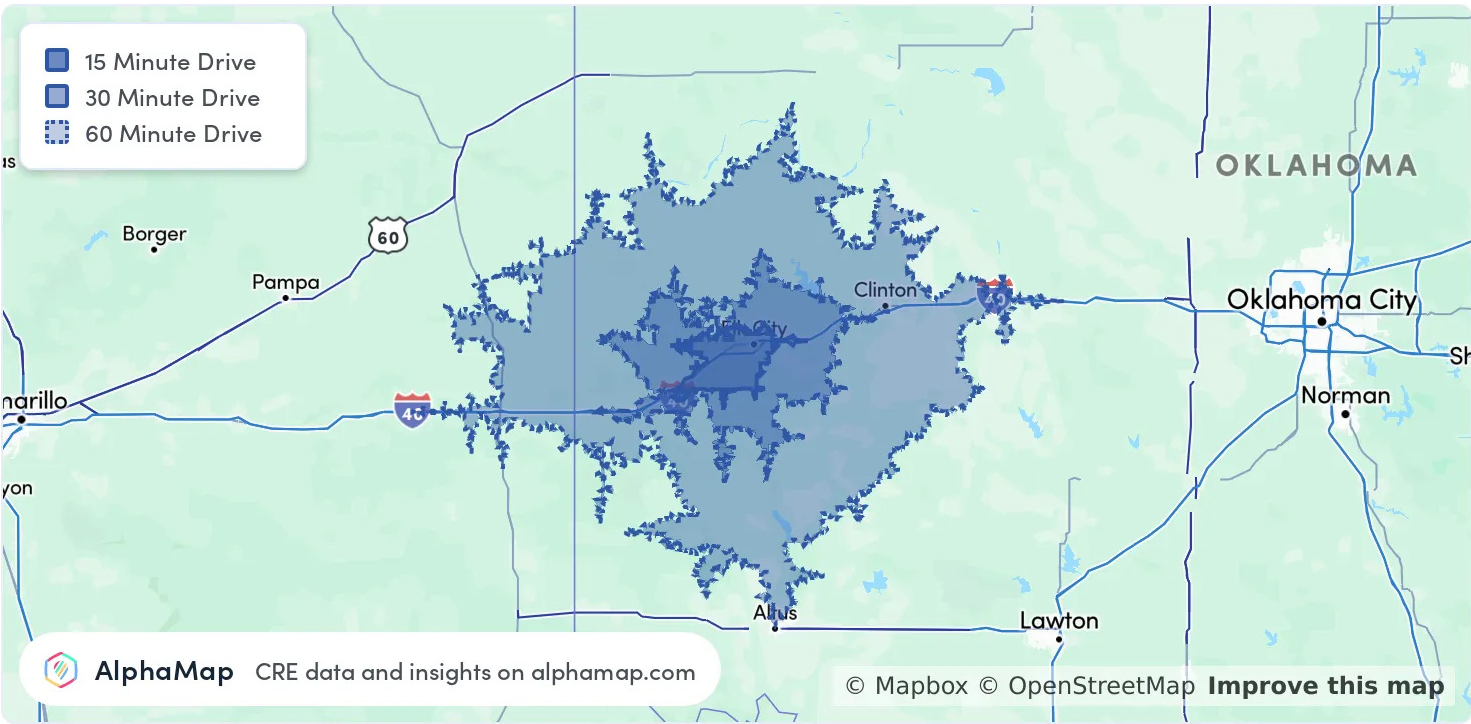
WAREHOUSE EXTERIOR

JOHNNY STRADAL

405.990.0569

johnny@creekcre.com

AREA ANALYTICS AND DRIVE TIME



POPULATION	15 MINUTES	30 MINUTES	60 MINUTES
Total Population	17,871	25,179	72,729
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	15 MINUTES	30 MINUTES	60 MINUTES
Total Households	6,317	9,010	27,162
Persons per HH	2.8	2.8	2.7
Average HH Income	\$78,018	\$79,397	\$83,088
Average House Value	\$224,412	\$214,278	\$201,346
Per Capita Income	\$27,863	\$28,356	\$30,773

Map and demographics data derived from AlphaMap

JOHNNY STRADAL
405.990.0569
johnny@creekcre.com