

# 1.24M SF $\pm$ CLIMATE CONTROLLED DISTRIBUTION FACILITY

## For Lease | Divisible to 535,000 SF $\pm$



2306 Enterprise Dr., Durant, OK

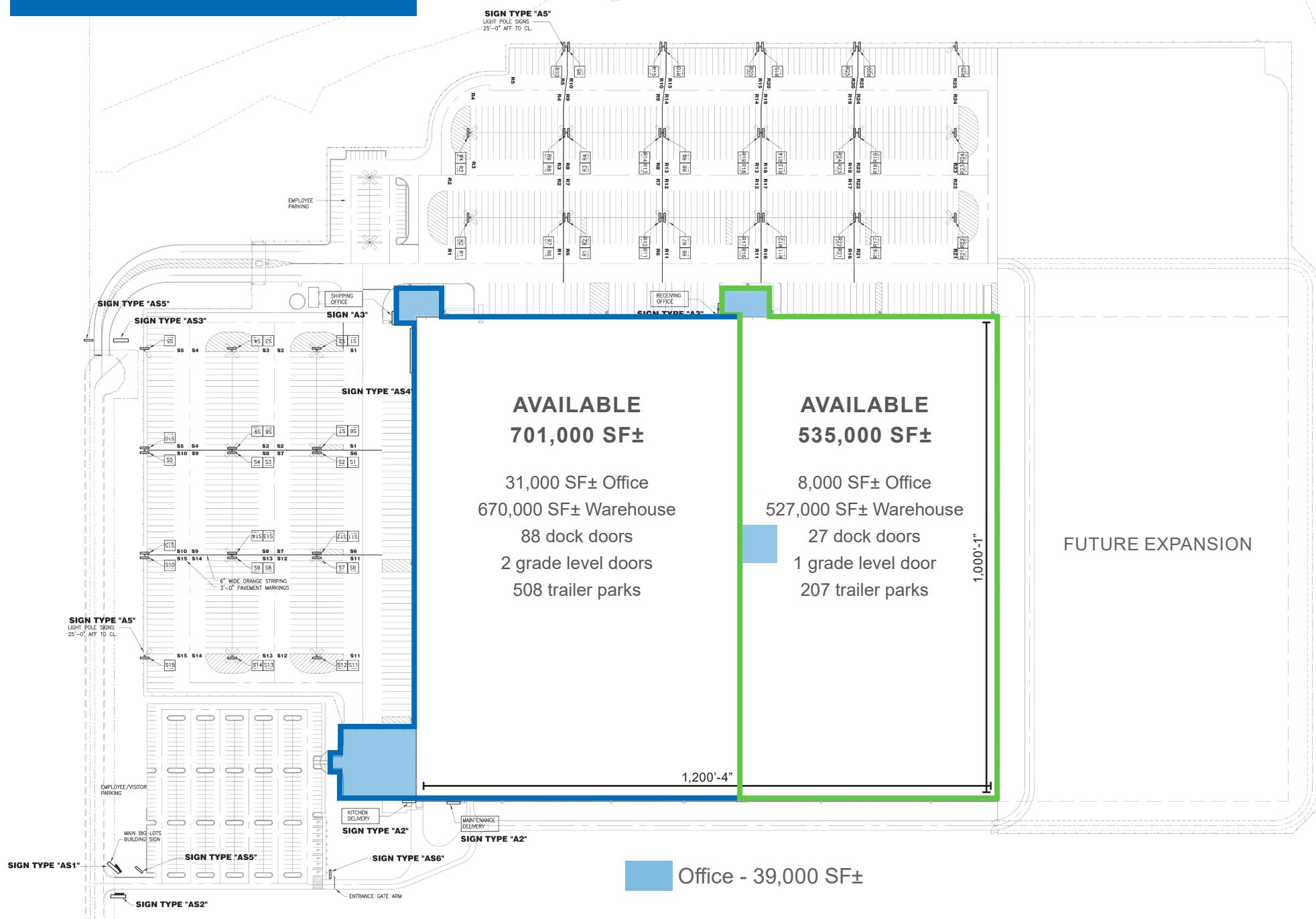
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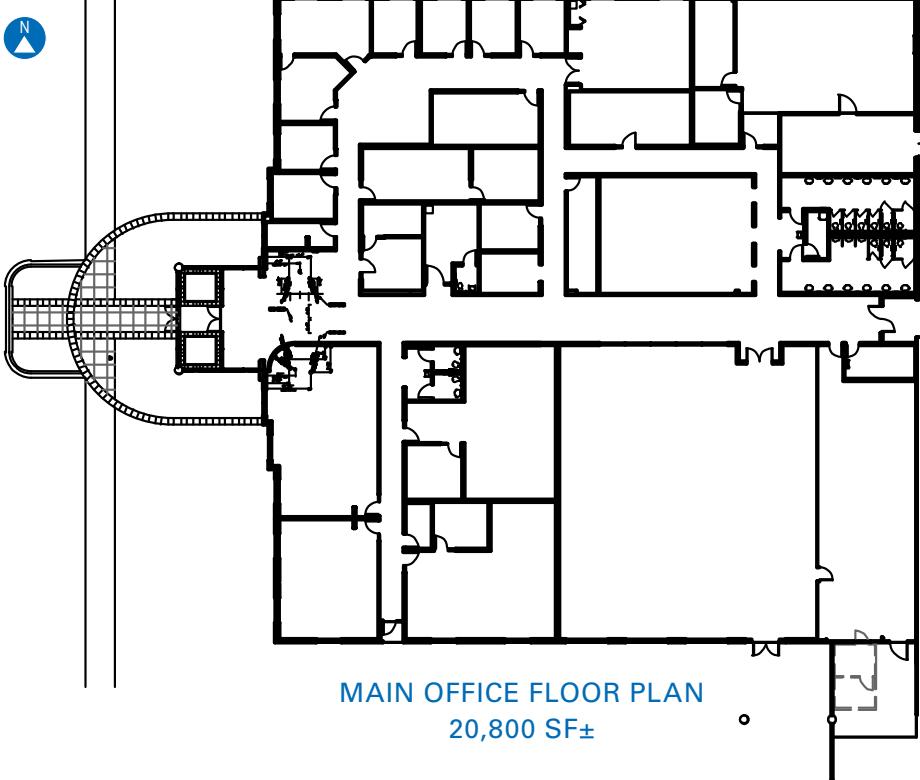
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# SITE PLAN





## DETAILS

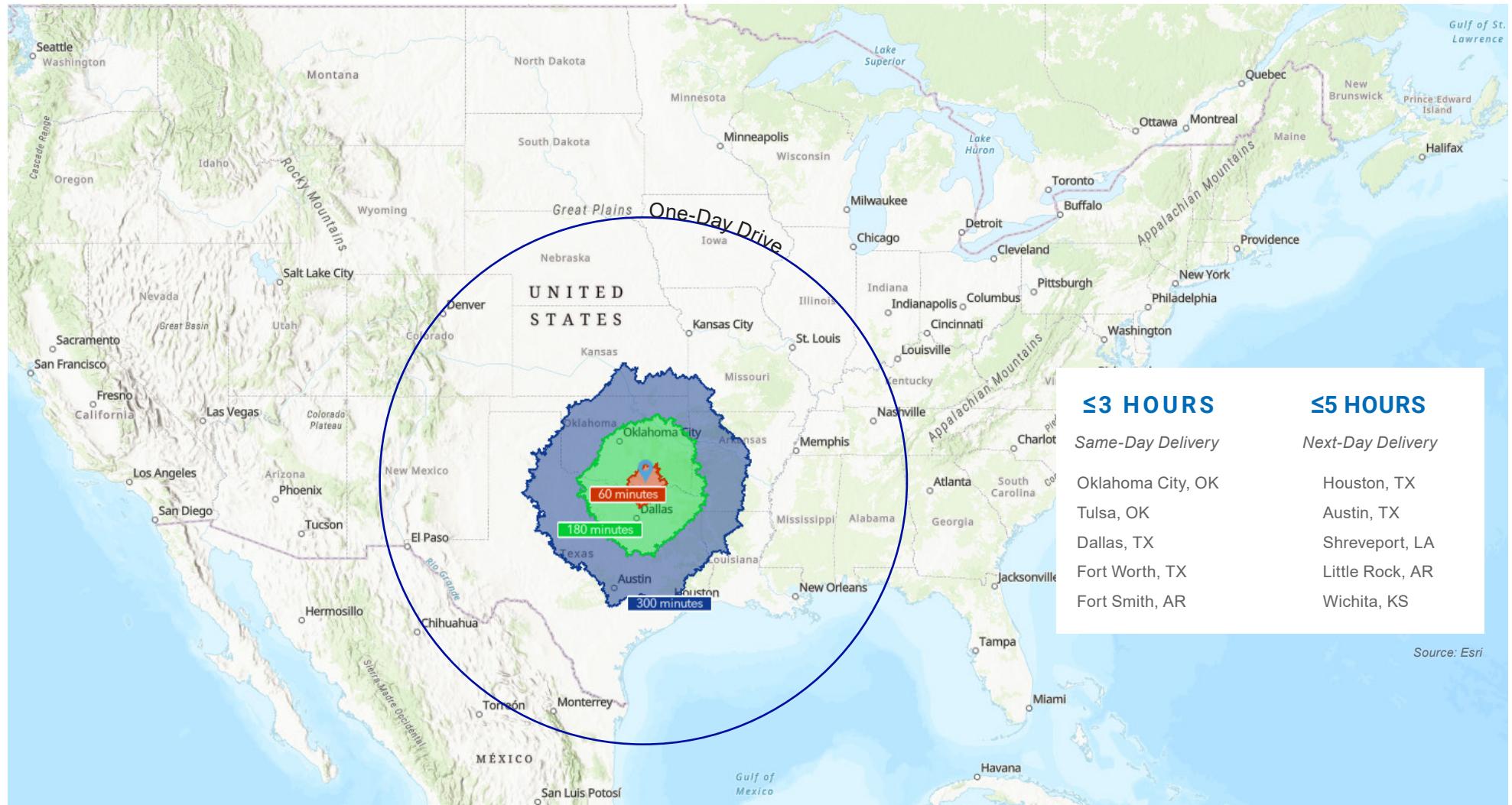
<b>Available SF</b>	535,000 SF± - 1,236,000 SF±
<b>Lease Rate</b>	Contact Broker
<b>Lot Size</b>	125.4 Acres
<b>Office Size</b>	39,000 SF±
<b>Warehouse Size</b>	1,197,000 SF±
<b>Zoning</b>	I-2
<b>Year Built / Renovated</b>	2003 / 2018 / 2019
<b>Climate Controlled</b>	Yes
<b>Clear Height</b>	39'-6"
<b>Column Spacing</b>	39' x 52'
<b>Truck Court</b>	530' - 550'
<b>Dock High Doors</b>	115 fully loaded
<b>Grade Level Doors</b>	3
<b>Trailer Parks</b>	715
<b>Car Parks</b>	450
<b>Sprinkler System</b>	ESFR
<b>Lighting</b>	T-5
<b>Power Provider</b>	Oklahoma Gas & Electric (OG&E)
<b>Water/Sewer</b>	City of Durant
<b>Gas</b>	Oklahoma Natural Gas (ONG)
Pick Module and Pallet Flow Conveyor systems	
83,000 pallet placements as configured with ability to go up to 100,000 at standard height	
Bulk storage area with additional 2,700 pallet placements	
Mezzanine sorting area on north side for specialty processing	
Shipping and receiving offices in the warehouse	
Federal and state incentives	

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PHOTOS**

## MARKET ACCESS

- 26.4M people within a 5-hour drive
- Reach 16 states in one-day drive



# WHY DURANT

## CHOCTAW NATION

- Durant serves as the capital of the Choctaw Nation, providing significant economic stability and workforce resources to the region.

**\$3.2B** Annual Economic Income (2021)

**13,000+** Employees (2024)

**#3** Largest Indian Nation in US

Source: Choctaw Nation

## I-35 MEGALOPOLIS

- Durant is located in southeast Oklahoma, 52 miles east of I-35 via Hwy 70

**#1** Population & Job Growth (10 years)

**20.7M** Population in Corridor

**36** Fortune 500 Companies

**\$475B** Mexico Trade (2023)

Sources: OKC Chamber of Commerce, US Dept. of Commerce, Bureau of Economic Analysis

## MAJOR EMPLOYERS IN DURANT

[Choctaw Nation of Oklahoma](#) | Major economic driver with multiple community enterprises

[Texas Instruments \(Sherman, TX\)](#) | 3,000+ employees | Largest semiconductor manufacturing site

[Indian Nation Wholesale](#) | 320 employees | 19th largest distributor in US, largest Oklahoma-based distributor

[Choctaw Casino & Resorts](#) | Rated 7th best casino outside Las Vegas by USA Today (2024)

## TECH HUB

- Durant is located 16 miles north of Sherman, TX, home to the Texoma Semiconductor Tech Hub.

**\$280B** Total CHIPS Investment (10 years)

**4** Plants Built/Under Construction in Sherman

**31** Tech Hubs founded by the CHIPS & Science Act of 2022

Source: McKinsey Consulting

## DURANT FACTS

- 2024 CBSA Tourism spend \$580M (does not include Choctaw Casino & Resort spending)

**#1** Fastest Growing Rural City in Oklahoma

**4** Top 10 Fastest Growing Cities in Oklahoma

**31** Top 20 Fastest Growing Metropolitans in the US

Source: Esri

## INCENTIVES & HANDOUTS

- Multiple incentives tied to Durant

### Choctaw Development Fund

Cash rebates tied to jobs & job recruiting

### Durant Industrial Authority (DIA)

Forgivable loans, infrastructure investments, quality jobs-style programs, tax increment financing (TIF)

### Oklahoma Works American Job Center

Recruitment & screening, training & upskilling, labor market insight

## BUSINESS FRIENDLY

- Competitive warehouse worker hourly rates
- Pro business regulatory environment
- OK ranked #1 in Cost of Doing Business (CNBC)

**\$15.76/HR** Durant, OK

**\$17.13/HR** Houston, TX

**\$17.29/HR** Tulsa, OK

**\$17.50/HR** Dallas, TX

Source: Indeed



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