

1709 Enterprise Boulevard

Pauls Valley, Oklahoma 73075



Sale Price: \$799,000 • Lease Rate: \$6,000/month NNN

Property Highlights

- + Building Size: 19,938 ± Total SF
 - 5,388 ± Office SF *Two Levels*
- + Land Size: 7.69 ± Acre Lot; Fenced, Graveled & Compacted
- + Zoning: I-2 (Moderate Industrial)
- + Clear Height: 14'-16'
- + Security System
- + Easy Access to I-35 & US HWY 77
- + 1 Mile East of I-35 & Approximately 58 Miles to Will Rogers World Airport

Main Building

- + Size: 16,738± SF
- + Power: 120/208;240 Volts | 400 Amp | 3-phase
- + High-bay Fluorescent Lighting
- + (6) 12'x14', (2) 12'x12', (1) 9'x8' Grade Level Doors
- + Testing Lab
- + Breakroom
- + Gas-space & Radiant Heating
- + Outdoor Covered Storage
- + Skylights

Property Looking East



12" Concrete Block Containment Area



Covered Outdoor Storage



East Building

- + 3,200± Total SF
- + Sprinklered
- + Explosion Resistant Lighting
- + (2) 1000 lb Cranes
- + (2) 12'x12' Grade Level Doors

East Building



Testing Room



Office



Warehouse



Warehouse



Warehouse



Air Conditioned Storage



Vicinity Map



Contact Us

Randy Lacey, SIOR
Senior Vice President
+1 405 607 6062
randy.lacey@cbre.com

Chris Zach, SIOR, CPA
Vice President
+1 405 607 6313
chris.zach@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.