

# FOR SALE

## 2003 S MERRITT ROAD

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### 2003 S MERRITT ROAD ELK CITY, OK 73644

#### PROPERTY HIGHLIGHTS:

- 100% Leased Industrial Building For Sale - \$5,419,000 (8% Cap, \$212 PSF)
- 25,541 SF - Built in 2008
- Elk City, OK (106 Miles West of Oklahoma City)
- Tenant is Great White Pressure Control LLC
- The facility was a Build-to-suit for the current tenant
- 3 buildings: 5,643 SF Office, 17,000 SF Office/Warehouse, 2,898 SF Wash Bay
- 14.32 acres, Outdoor storage, perimeter fencing and gate, concrete parking lot and detention pond
- Lease Commenced April 2007, 20 year lease term, two 5 year options, annual CPI increases, NNN lease including roof and structure and 2% management fee
- Half mile to full interchange at I-40, one mile to State Hwy 6
- 16 drive in doors, 37% office, 24 foot clear height, two crane rails, one 10 ton crane

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#### FOR MORE INFORMATION PLEASE CONTACT:



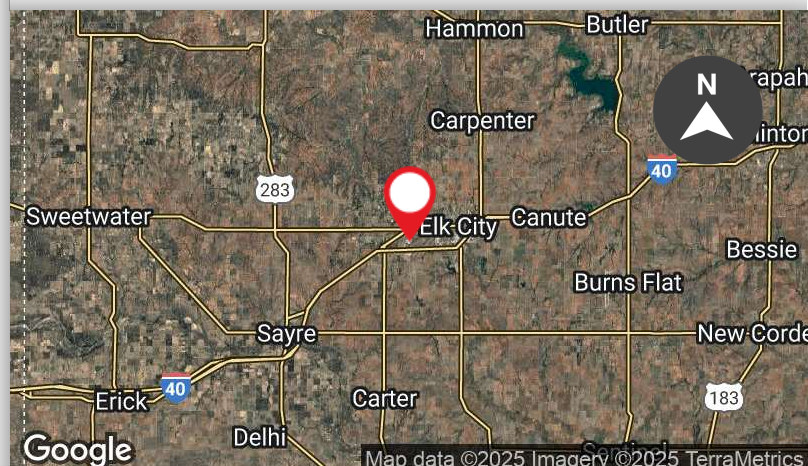
**BRUCE A. MORRISON**  
[bruce.morrison@freg.com](mailto:bruce.morrison@freg.com)

**BANG**  
REALTY

**BRIAN BROCKMAN - License #: 177814**  
**Bang Realty - Oklahoma Inc**  
**E: [bor@bangrealty.com](mailto:bor@bangrealty.com) P: 513.898.1551**

**586.243.4260**

**eCODE 133**





## 2003 S MERRITT ROAD

# PROPERTY INFORMATION

### HIGHLIGHTS

Building SF:	25,541 SF
Land Size:	14.32
County:	Beckham

### SITE

Land (acres):	14.32
Parcel Number:	0000-36-011-022-0-005-01
Zoning:	C2

### PRICING & AVAILABILITY

Asking Price	\$5,419,000
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### BUILDING INFORMATION

Type:	Industrial
Year Built:	2008
Stories:	1
Clear Height:	24.0



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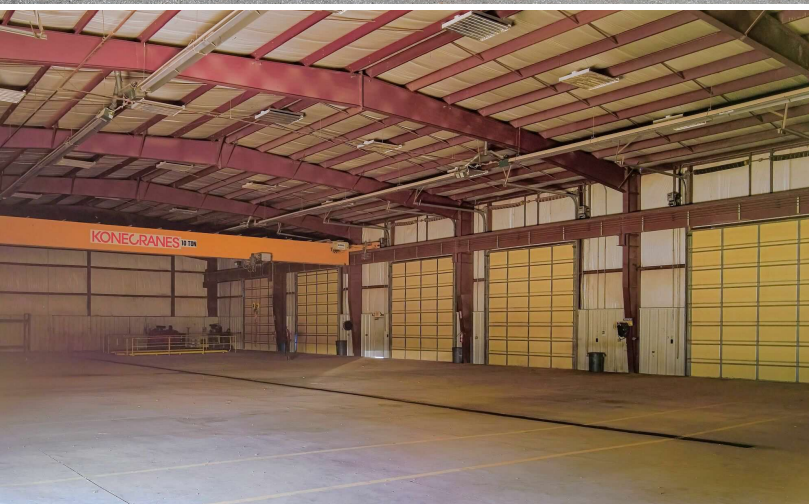
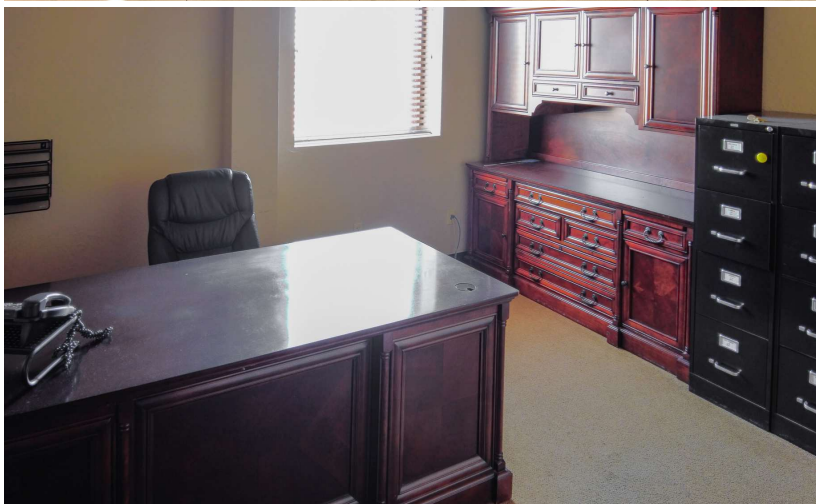
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## 2003 S MERRITT ROAD PROPERTY **PHOTOS**





# 2003 S MERRITT ROAD PROPERTY SURVEY

## NOTES

- 20TH STREET (ASPHALT).
- MERRITT ROAD (ASPHALT).
- METAL ADMINISTRATION BUILDING WITH CONCRETE SIDEWALKS.
- METAL BUILDING WITH CONCRETE LANDINGS.
- CONCRETE.
- APPARENT WELL HEAD ON CONCRETE.
- AIR TANKS ON CONCRETE.
- MONUMENT NOT SET. THERE IS A PILE OF OLD TIRES IN THE LOCUS OF THIS CORNER.
- MONUMENT LIES 50.00' WEST OF PROPERTY CORNER.
- MONUMENT LIES ON STATUTORY RIGHT OF WAY LINE.

CM = CONTROL MONUMENT USED FOR THIS SURVEY.  
POC = POINT OF COMMENCEMENT IN DESCRIPTION.  
POB = POINT OF BEGINNING IN DESCRIPTION.

SECTION LINES, SHOWN HEREON, ARE SUBJECT TO A 66' WIDE STATUTORY RIGHT OF WAY, 33' EITHER SIDE OF SECTION LINE. OKLAHOMA TERRITORY; FEDERAL STATUTE TITLE 42 SS. 1095.

SECTION CORNER AND QUARTER SECTION CORNER MONUMENTS DEPICTED HEREON WERE EITHER ACCEPTED OR SET IN HARMONY WITH THE BUREAU OF LAND MANAGEMENT, MANUAL OF INSTRUCTIONS FOR THE SURVEY OF THE PUBLIC LANDS OF THE UNITED STATES, 2009 EDITION AND THE OKLAHOMA CORNER PERPETUATION AND FILING ACT TITLE 65 O.S. 3.116-3.123.

UNDERGROUND UTILITIES NOT LOCATED ON SITE BY INDEPENDENT SOURCE.

NOT ALL INTERIOR IMPROVEMENTS ARE DEPICTED HEREON.

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

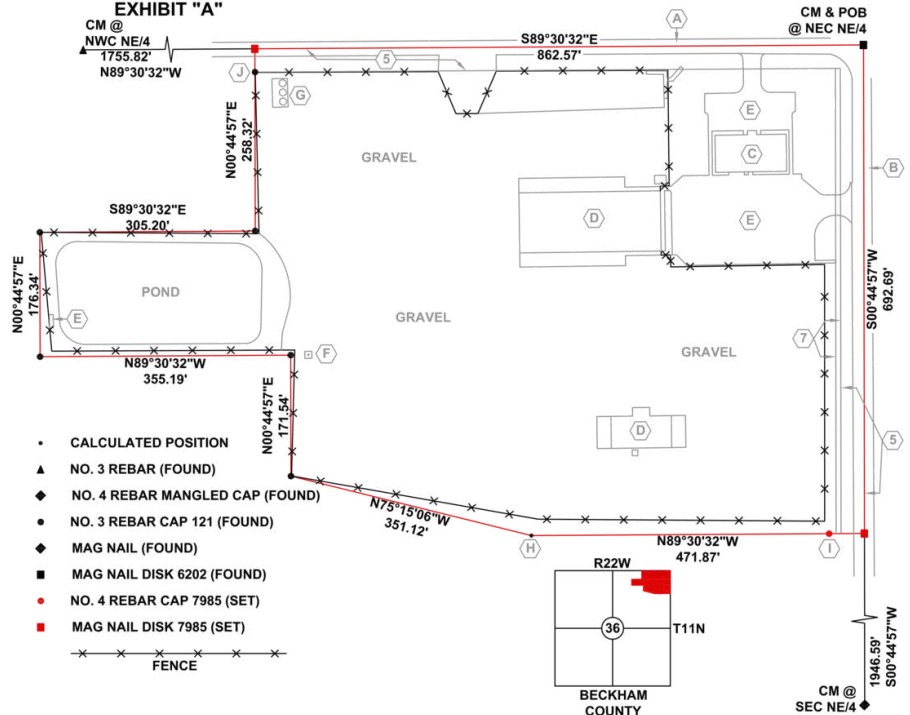
DATE OF LAST SITE VISIT: OCTOBER 30, 2018

## SCHEDULE B - II NOTES

ALL EASEMENTS AND RIGHTS OF WAY CONTAINED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 2347000-OK11, WITH EFFECTIVE DATE OF AUGUST 14, 2018 ARE DEPICTED OR NOTED HEREON.

- 33' WIDE STATUTORY RIGHT OF WAY ALONG ALL SECTION LINES.
- EASEMENT IN FAVOR OF SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN BOOK 179, PAGE 421. SAID EASEMENT "BLANKETS" THE E/2 OF SECTION 36 EXCEPT FOR A 11 ACRE PARCEL FOR MERRITT SCHOOL. SAID MERRITT SCHOOL PARCEL LIES SOUTH OF SUBJECT PROPERTY ON THE SOUTH SIDE OF INTERSTATE 40. NO SPECIFIC LOCATION IS PROVIDED FOR SAID EASEMENT.
- EASEMENT IN FAVOR OF THE STATE OF OKLAHOMA (OKLAHOMA DEPARTMENT OF TRANSPORTATION, ODOT) RECORDED IN BOOK 207, PAGE 176.
- WARRANTY DEED IN FAVOR OF THE STATE OF OKLAHOMA, ACTING BY AND THROUGH THE DEPARTMENT OF HIGHWAYS OF THE STATE OF OKLAHOMA (OKLAHOMA DEPARTMENT OF TRANSPORTATION, ODOT) RECORDED IN BOOK 127, PAGE 9. THE DESCRIPTION CONTAINED IN SAID WARRANTY DEED DESCRIBES THE RIGHT OF WAY FOR U.S. INTERSTATE 40. SAID RIGHT OF WAY LIES SOUTHERLY OF SUBJECT PROPERTY AND IS NOT COINCIDENT WITH THE SOUTH LINE OF SAID SUBJECT PROPERTY.
- RIGHT OF WAY EASEMENT DEED IN FAVOR OF NORTHERN ELECTRIC COOPERATIVE, INC., RECORDED IN BOOK 474, PAGE 291. SAID DEED DEPICTS SAID EASEMENT TO BE ON OR NEAR THE WEST LINE OF THE E/2 OF SECTION 36.
- RIGHT OF WAY AGREEMENT IN FAVOR OF DELHI GAS PIPELINE CORPORATION, RECORDED IN BOOK 559, PAGE 331. SAID AGREEMENT "BLANKETS" THE NE/4 OF SECTION 36 WITH NO SPECIFIC LOCATION PROVIDED.

## PARCEL IN THE NE/4 SECTION 36 T11N R22W I.M. BECKHAM COUNTY OKLAHOMA EXHIBIT "A"



### • CALCULATED POSITION

- NO. 3 REBAR (FOUND)
- NO. 4 REBAR MANGLED CAP (FOUND)
- NO. 3 REBAR CAP 121 (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL DISK 6202 (FOUND)
- NO. 4 REBAR CAP 7985 (SET)
- MAG NAIL DISK 7985 (SET)

## SURVEYORS CERTIFICATE

SEE EXHIBIT "B", EVEN DATE, ATTACHED HEREON



This plat of survey meets the minimum standards for the practice of land surveying as defined by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

I the undersigned, a Professional Land Surveyor, do hereby certify that this survey plat prepared and supervised by undersigned is a careful depiction of (a) the survey of subject tract described hereon, (b) the location of all buildings, structures and improvements, (c) the location and dimension of all easements, rights-of-way and other matters of record (of which undersigned has knowledge of) affecting subject tract, (d) that, except as shown hereon, there are no easements or rights-of-way (of which undersigned has knowledge of) affecting subject tract, (e) except as shown hereon, there are no encroachments or protrusions on adjoining tracts, streets or alleys by any buildings or improvements onto subject tract, (f) except as shown hereon, there are no encroachments or protrusions on subject tract, streets or alleys by any buildings or improvements onto adjoining tracts, (f) this plat of survey meets the minimum standards for the practice of land surveying as defined by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

LEE ALLEN SCHROEDER  
PLS 1502

DATE



1705 Venture Road  
Elk City, OK 73644  
Off: 580.225.9960  
Fax: 580.225.9961  
CA: 7985  
Exp: June 30, 2020

DWG. No.: 18-384	DRAWN BY: LAS
SCALE: 1"=150'	SURVEYED BY: LAS
DATE: 8/30/2018	CIE: LAS

