

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$11 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@creekcre.com
405.990.0569
JOHNNY STRADAL

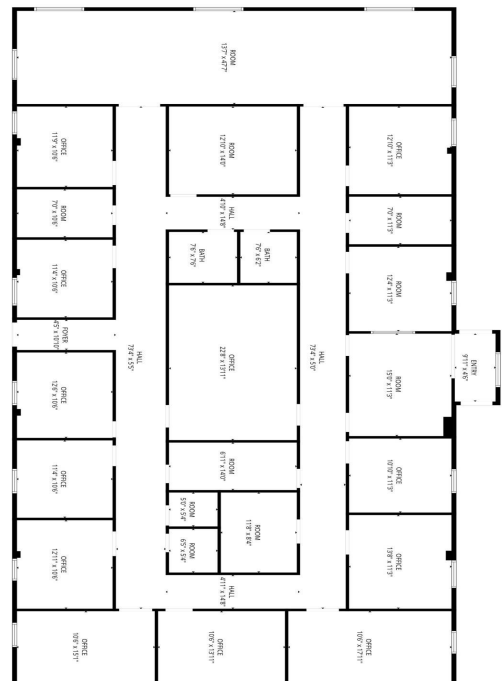
OFFICE BUILDING - 5,643 SF



HIGHLIGHTS:

- 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

PHOTO COURTESY OF CREEKCRE. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS SUBJECT TO CHANGE WITHOUT NOTICE.



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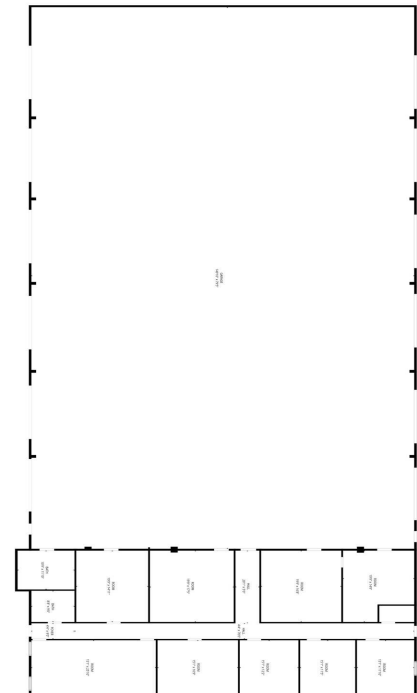
WAREHOUSE BUILDING - 17,000 SF



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: 1193 sq. ft. WALLS: 313 sq. ft.
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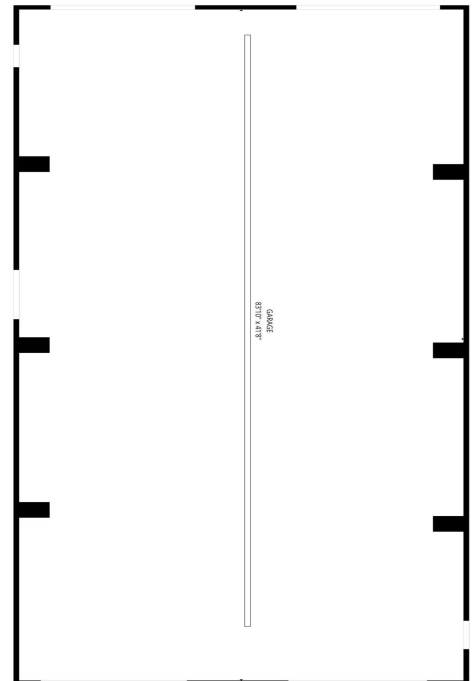
WASH BAY BUILDING - 2,898 SF



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

FIGURE 1: PLAN VIEW OF THE BUILDING. ALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS SHOWN ARE FOR INFORMATION ONLY AND NOT TO SCALE.



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PROPERTY PHOTOS



OFFICE INTERIOR



MECHANIC PIT - WAREHOUSE



WAREHOUSE INTERIOR



WASH BAY INTERIOR



WAREHOUSE EXTERIOR

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