FOR SALE

23059 S 105TH ST E | PORUM, OK 74455

CREEK PRICE EDWARDS



SALE PRICE: SUBJECT TO OFFER

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Executive Summary



Details

Sale Price:	Subject To Offer
Number of Units:	2
Lot Size:	10 Acres
Building Size:	22,324 SF

Highlights

- 12,244 SF and 10,080 SF versatile buildings offering a combination of warehouse, office, and greenhouse space.
- Climate controlled/heated warehouse ideal for year-round operations
- Dual water sources with both city water and on-site water wells
- Ample electrical power to support a wide range of industrial or agricultural uses
- 1/2 acre pond
- Secure gated entrance providing controlled access and added security
- Generator

Overview

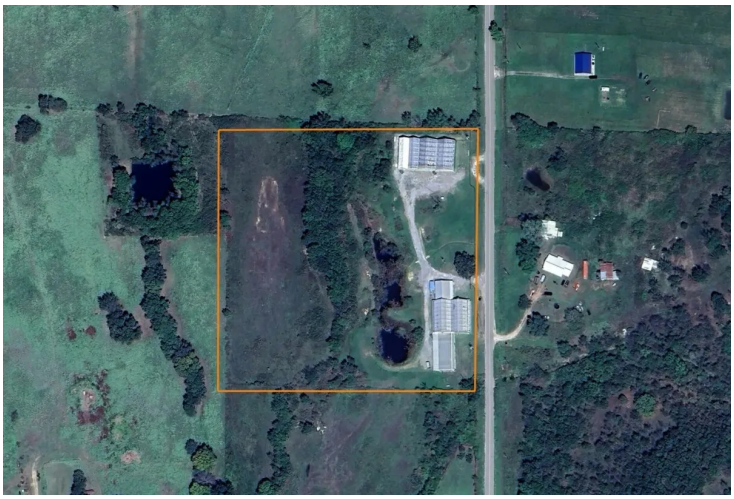
Located approximately 4 miles south of I-40 and 4 miles east of Highway 2, just outside Porum, Oklahoma on 105th St., this 10-acre property features a ½-acre pond and two large buildings totaling 22,324 square feet of office, warehouse, and greenhouse space. The improvements are equipped with ample power and amenities to support a variety of business uses, with additional land available for outdoor storage or future building expansion. The property also includes fenced, gated security access.

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Additional Photos







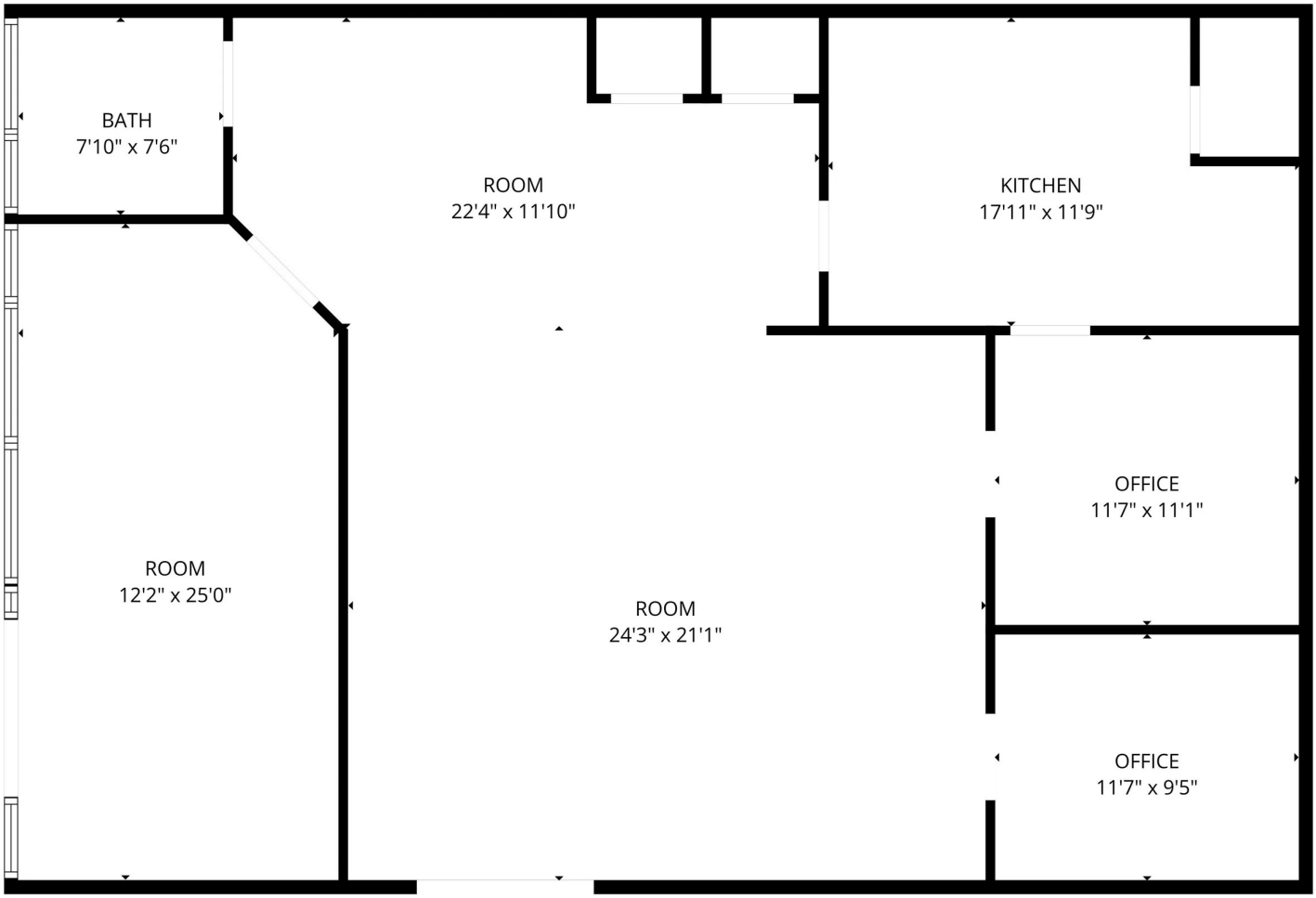




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Office Floor Plan (Building #1)

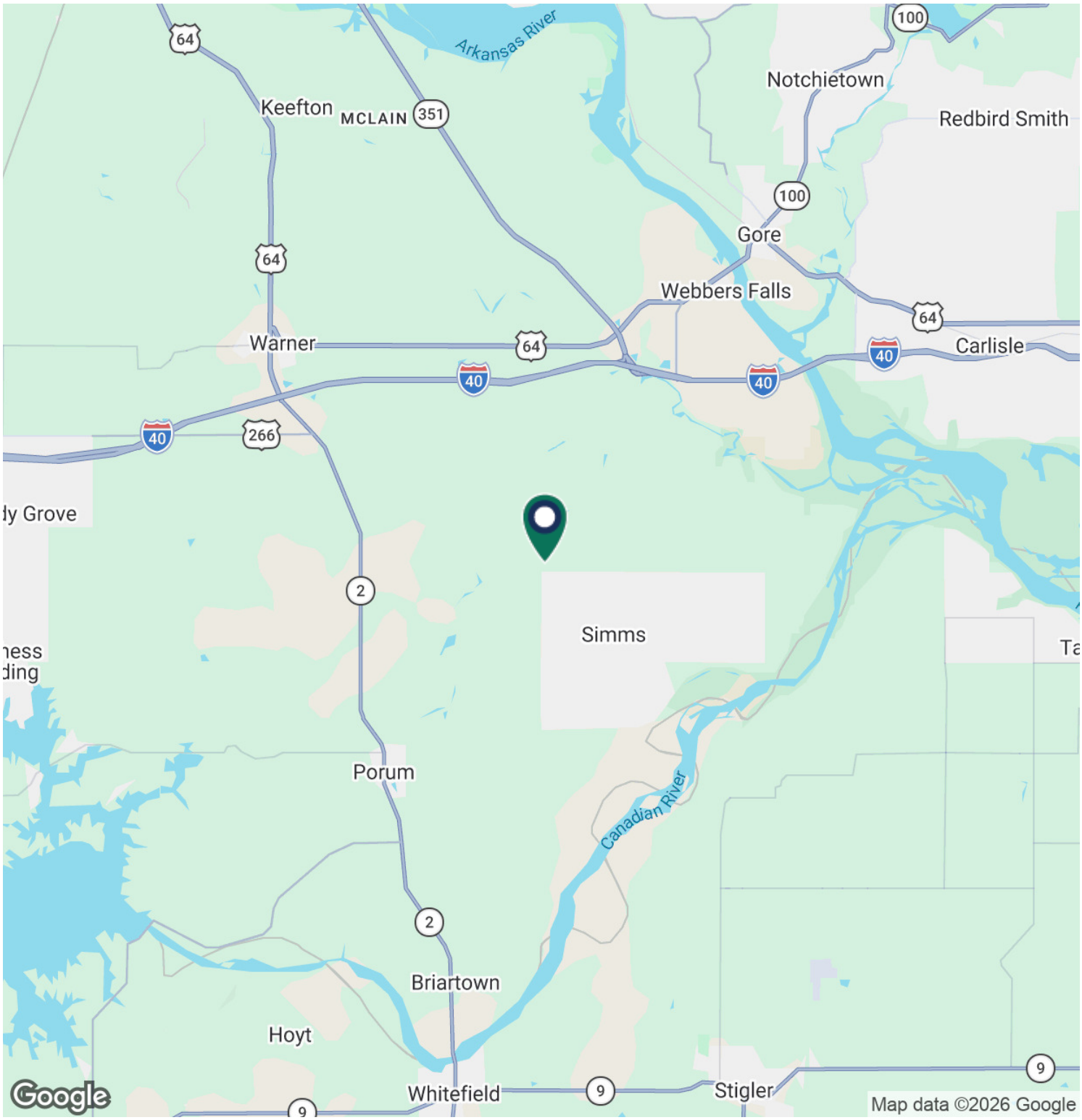


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Location Map

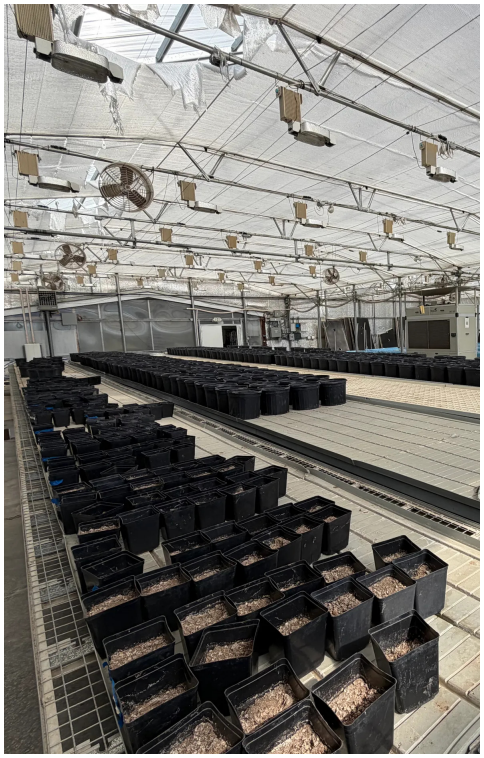


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Building #1 - 12,244 SF







TURNKEY CANNABIS GROW FACILITY | GREENHOUSE + INDOOR GROW + AQUAPONIC SYSTEM

- 92' x 80' Automated Commercial Greenhouse with environmental controls, shade cloth, cooling wall, heating, and dehumidification
- High-Capacity Lighting: 99 total Soleil 1000W DE HPS grow lights with integrated control systems
- ~30,000-Gallon Aquaponic System (modified Nelson & Pade Clearflow) supporting efficient large scale cultivation
- Dedicated Indoor Grow Room (32' x 32') with 132,000 BTU cooling and environmental monitoring
- Complete Production Flow: Clone room, dry/cure room with filtration & humidity control, and aquaponic fish system
- Operational Infrastructure: Offices, breakroom, storage, and 22kW Generac backup generator for critical systems

CALL FOR MORE DETAILS.....

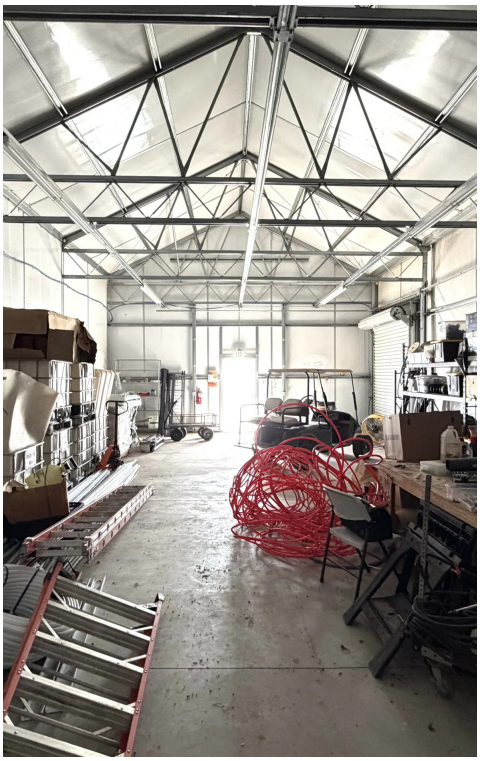
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Building # - 10,080 SF







NEXTGEN GREENHOUSE

Controlled Environment Grow Facility

All grow compartments are centrally monitored and controlled through an AutoGrow system and supported by a 50kW propane backup generator for critical systems and emergency lighting. Incoming air is filtered through a dedicated screen room designed to block thrips and larger insects. Both compartments feature shade cloth and light-deprivation capability for optimal environmental control.
Large Grow Compartment

72' x 90' grow room with AutoGrow monitoring and controls

90 Soleil 1000W DE HPS lights connected to TrolMaster dimming controls

15 rolling benches (5' wide) providing approximately 4,500 SF of canopy space

(2) Modine 225,000 BTU propane heaters

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