

WAREHOUSE FOR SALE

Enid, Oklahoma

- Located in an Opportunity Zone
- 6 Drive-In Rollup Doors
- Built 2013 – 8000 SF
- Clear Height – 18'
- Fenced Yard
- Land 130,724 SF ~ 3 Acres



1002 Sooner Trend Road, Enid, OK, 73703

Andrew Ostrander
480-229-6999
AndrewOAZ@cox.net

Robert Skubiak
480-395-5770
RobSkubiak@kw.com

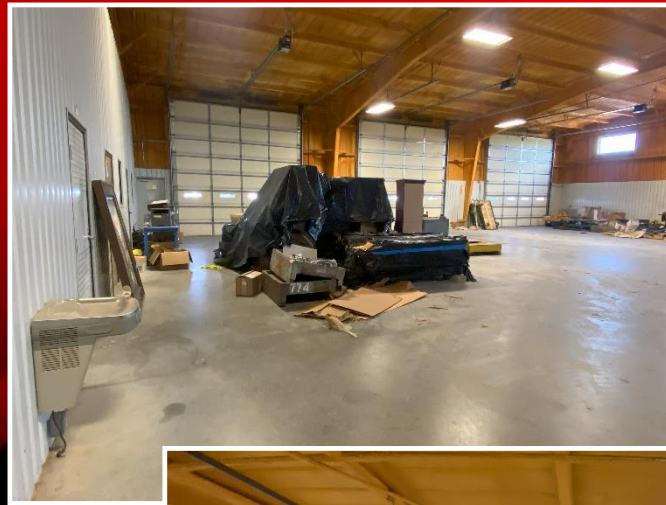
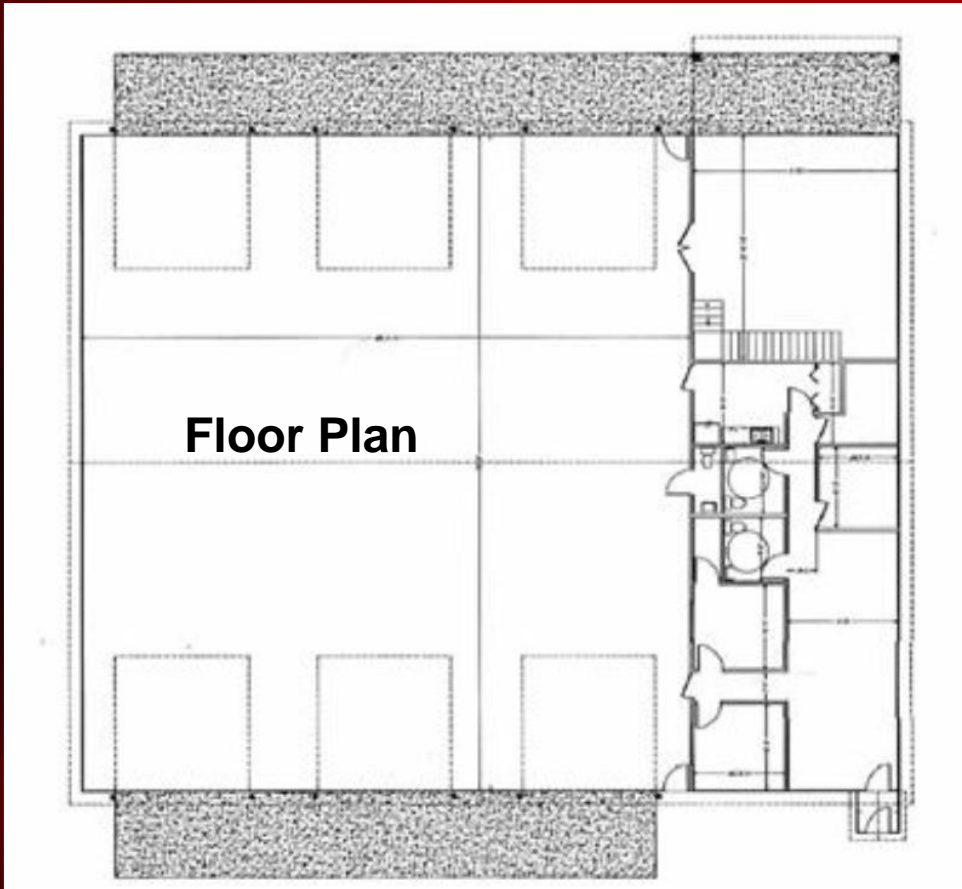
\$695,000





A modern Industrial warehouse in the bustling Energy mecca of Enid, Oklahoma, this is ideally located. It is surrounded by other major companies in the oil production and wind energy industries. At 8,000 Sf with 6 drive-thru rollups and a 3 acre fenced lot, this will be a highly desirable space for years to come. It is becoming available in January 2024 for either lease or sale. It has a large office area on the main level, with a mezzanine for future expansion. There is a scarcity of modern industrial in this area and this was built in 2013. Priced at only \$695,000, it is \$87/SF, a steal for this quality and location.

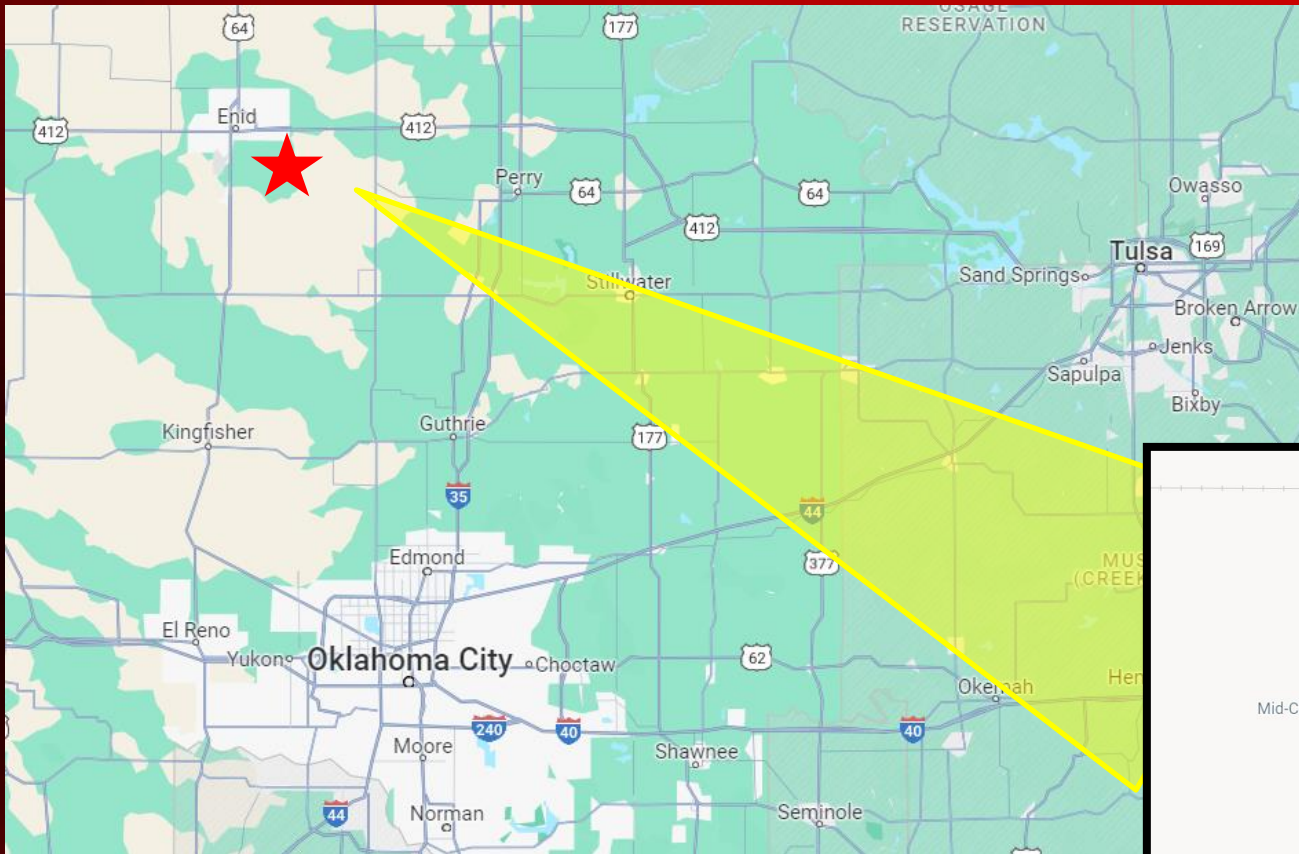




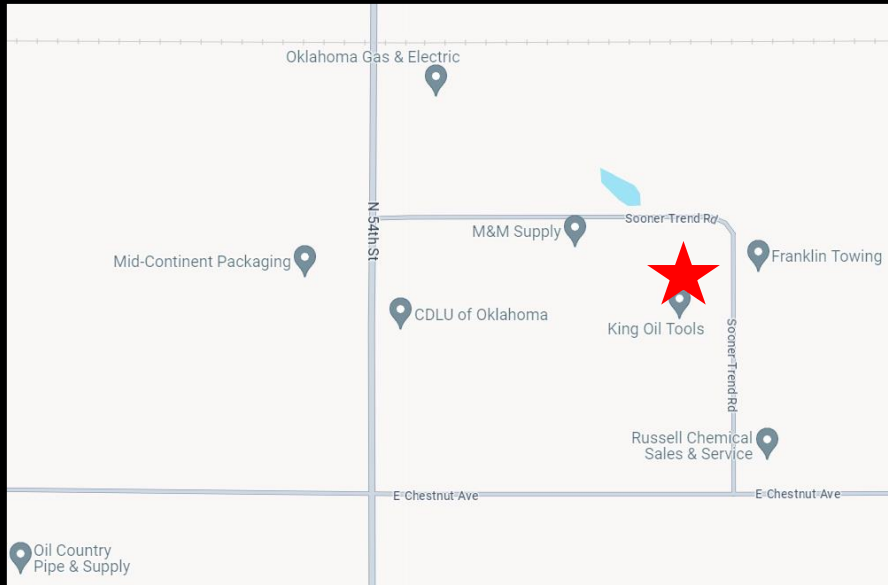
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**Energy Triangle from Enid to
Oklahoma City to Tulsa with
Oklahoma State University
in the middle.**



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