



## **5195 W. 20<sup>th</sup> Street**

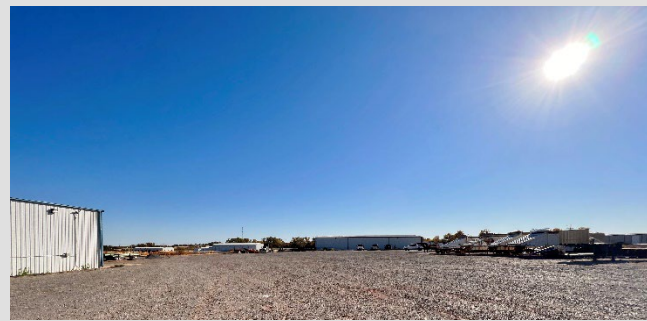
Elk City, Oklahoma 73644

### **PROPERTY HIGHLIGHTS**

- Large Fenced and Yard with Multiple Buildings
- Gas Propane Heaters
- Very Well Maintained
- Fiber Optic Internet
- Septic and Rural Water Line
- Priced To Sell
- 480 Volt/3 Phase Power
- Fenced Yard

### **LOCATION HIGHLIGHTS**

- Quick Access to I-40 leading to Amarillo and OKC
- Close Proximity to Scoop and Stack Oil Fields



TOTAL SF	18,375 SF MOL
TOTAL ACRES	10.05 Acres MOL
BUILT/RENOVATED	2001
ZONED	Outside City Limits

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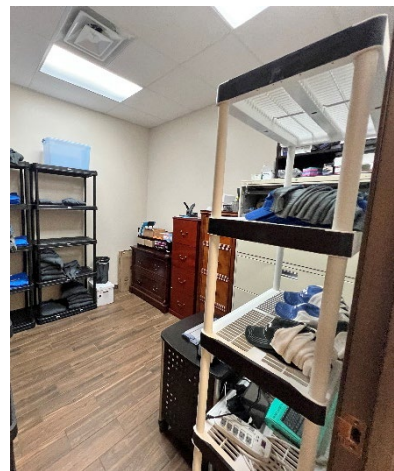
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## OFFICE BUILDING

- 2,875 SF
- 7 Private Offices
- (2) ADA Restrooms



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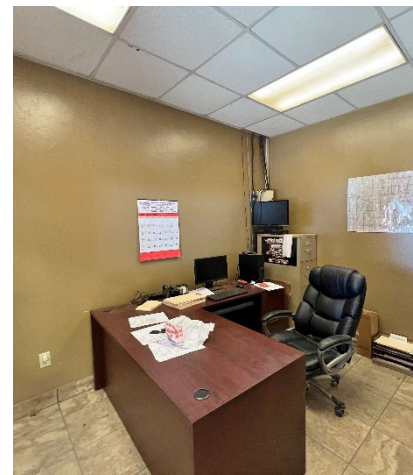
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## **WAREHOUSE BUILDING 1**

- 9,500 SF (75' x 125')
- 2 Radiant Heaters
- Large Break Room
- Private Office
- Restrooms
- (6) Drive In Doors (14' x 12')



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## **WASH BAY**

- 2,000 SF
- (2) Automatic Drive In Doors (14' x 12')



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## **WAREHOUSE BUILDING 2**

- 4,000 SF (40' x 100')
- (5) Automatic Drive In Doors (12' x 12')



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Population	1 Mile: 90	3 Miles: 3,450	5 Miles: 12,742
Average Household Income	1 Mile: \$83,667	3 Miles: \$76,147	5 Miles: \$71,270
Total Households	1 Mile: 34	3 Miles: 1,349	5 Miles: 5,049

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