



310 S. 42nd St. Enid OK REDUCED

\$879,900

REDUCED!! Are you growing, adding an additional location, or relocating from somewhere less appealing? Absolutely incredible and the best possible home office for your business, the 310 S. 42nd Street campus features 5.6+/- acres of property with two desirable improvements. The front (east) improvement is nearly 9,000 square feet of split-level flex space. The main floor features per the assessor approximately 5,700 + square feet of finished space, currently offices and showroom, with an additional 3,100 +square feet of mid & lower level space, unfinished and ready for your requirements, with plumbing, electric, and HVAC. The lower level features double wide access doors and could be an excellent shipping & receiving area, and there is a nice showroom mid level. Light manufacturing, packaging, shipping/receiving, even additional retail, or a secondary function could fit well in this space, truly flexible. Ample washroom facilities, break areas/coffee bar, multiple offices, and more. The second improvement is an 80'x150' shop building, currently where countertops and such are being prepared. Security fenced, with a nice gravel base and two gates. It features 12,000+/- square feet of floor space, part of which is occupied by secure storage, break room and washroom/locker/flex rooms. Above that is a mezzanine area with additional secure storage, break room, washroom, mechanical and flex space, not counted into the overall square footage. 20' sidewall height, with (7) 18' OHDs in addition to the walk doors, 24' at the peak and 17'9" under the knees of the red iron. Ample electric service throughout . The property is served by public water and is I-2 Medium Industrial zoned. Please note that the tenant/business will be moving, and will need 60+/- days time frame to facilitate the move. No fixtures or cabinets within the showroom will remain. Convenient showing times available during the week, so call Cole J. Ream 580-484-8401 or 580-234-7200 for your own private viewing, or for more details.



Details

Zoning I-2 Medium Industrial

Lot Size 344'x708'

HVAC

Utilities Public Utilities and septic.

Bathrooms 5 - some are mult stall

Offices 6

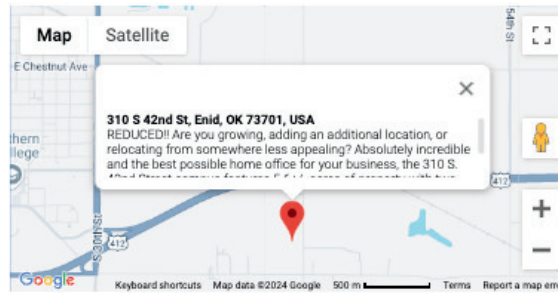
Office Areas 8,962+/-

Parking Dedicated On Site (40+/-),
Paved and hard base
gravel yard

Shop/Warehouse 12,000+/-

Common Areas 2

Location (City) Enid



Agent



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