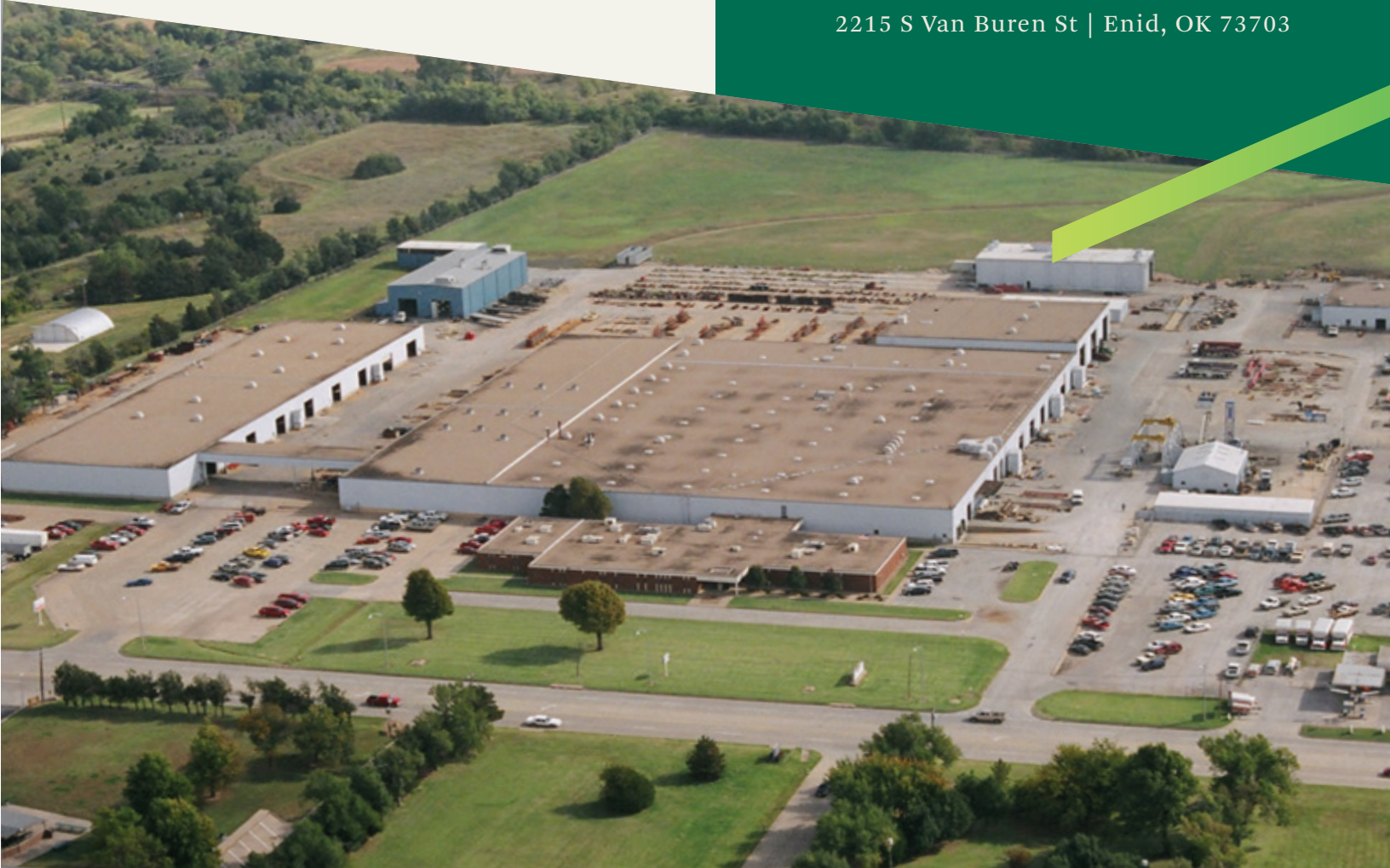


F O R S A L E

# Industrial Manufacturing

2215 S Van Buren St | Enid, OK 73703



**±328,674 SF\* ON 45.36 ACRES**

2215 S Van Buren is located on US Route 81 with excellent frontage and visibility. Boasting 45.36 acres, this site has ample space for industrial manufacturing and production needs. This property is two miles from Vance Air Force Base on the south side of Enid, Oklahoma and 85 miles from the Will Rogers World Airport in Oklahoma City.

- + Gross Building SF: ±328,674 SF\*  
Office: ±26,601 SF
- + Lot Size: 45.36 Acres
- + Clear Height: Up to 29'
- + Zoning: I-2
- + Year Built: 1962
- + Fenced and paved lot
- + 58 bridge cranes

#### + Highlights

- Frontage on US Route 81
- Year built: 1962; expansion in 70's; remodel in 2012
- Over 25 acres of graveled yard
- Paint booths; blast booths; several air compressors
- Heavy power (2-12,500 volt lines to the property)
- Cross access doors with cranes in several areas
- Recently remodeled office area with large conference and training rooms

\*Per owner record

**SALE PRICE: \$6,250,000**

**CBRE**

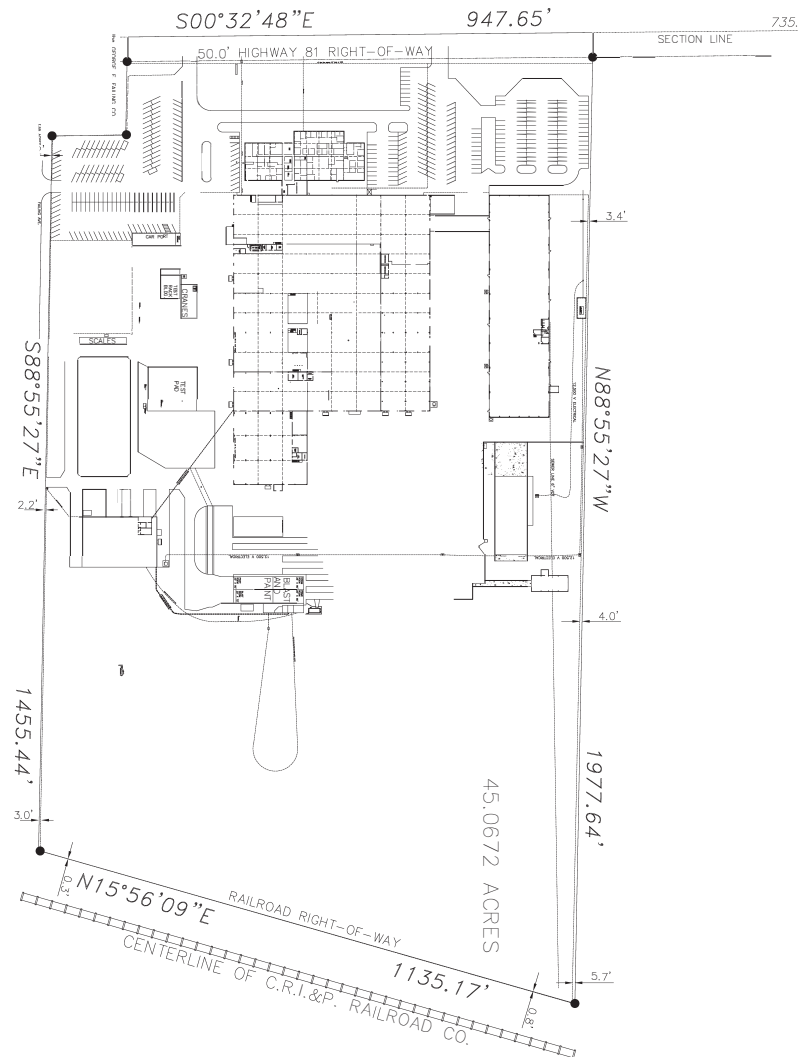


# FOR SALE 2215 S VAN BUREN ST

## PHOTOS



## SITE PLAN



# FOR SALE

## 2215 S VAN BUREN ST

### SITE DETAILS

#### + BUILDING 1: Main Office Details

- TOTAL SF: 222,057 SF\*
- OFFICE SF: 23,413 SF\*
- Corporate Office: 19,610 SF\*
  - 39 offices
  - 5 conference rooms
  - Training room with capacity of 60
  - Breakroom/Several Kitchenettes throughout
- Manufacturing Office: 3,803 SF\*
  - 2 story manufacturing office with large bullpen area, conference room, and restrooms

#### + BUILDING 1: Manufacturing Facility Details

- TOTAL SF: 198,644 SF\*
- 20'-29" clear height
  - Hook height under cranes range from 14'8" to 25'
- Exhaust fans
- Facility is partially sprinklered
- 2 air compressors, 1 dryer, 1 air tank
- Air lines throughout building
- 42 total cranes
  - (1) 1 ton in paint booth
  - (1) 7.5 ton
  - (17) 5 ton
  - (18) 10 ton
  - (4) 20 ton
- Paint booth
- Majority of overhead doors replaced in past two years
- 25 grade-level doors
  - (1) 20' x 20'
  - (2) 10' x 10'
  - (2) 12' x 14'
  - (3) 8' x 8'
  - (3) 26' x 25.5'
  - (14) 16' x 16'
- 1 outdoor loading dock platform

#### + BUILDING 2: Shop

- TOTAL SF: 2,442 SF\*
- 12'- 18' clear height
- (1) 12' x 14' grade-level door

#### + BUILDING 3: Shop & Sales Center

- TOTAL SF: 15,646 SF\*
- 16.5' clear height
- (2) 8' x 10' grade-level doors
- (3) 16' x 14' grade-level doors
- (2) 5 ton cranes
- Air compressor

#### + BUILDING 4: Blast & Paint booth

- TOTAL SF: 9,270 SF\*
- 26' clear height
- (1) 24' X 20' grade-level door
- 2 paint stations
- Wash station
- Blast station

#### + BUILDING 5: Warehouse

- TOTAL SF: 58,504 SF\*
- OFFICE SF: 3,188 SF
- 20'8" clear height
  - 16' hook height under cranes
- (14) 5 ton cranes
- 17 grade-level doors
  - (1) 14' x 16'
  - (2) 16' x 16'
  - (14) 16' x 17'
- 1 dock well door
  - 10' x 9'
- Pallet racking to stay in place

#### + BUILDING 6 & 7: Pain Booth/Blast Building

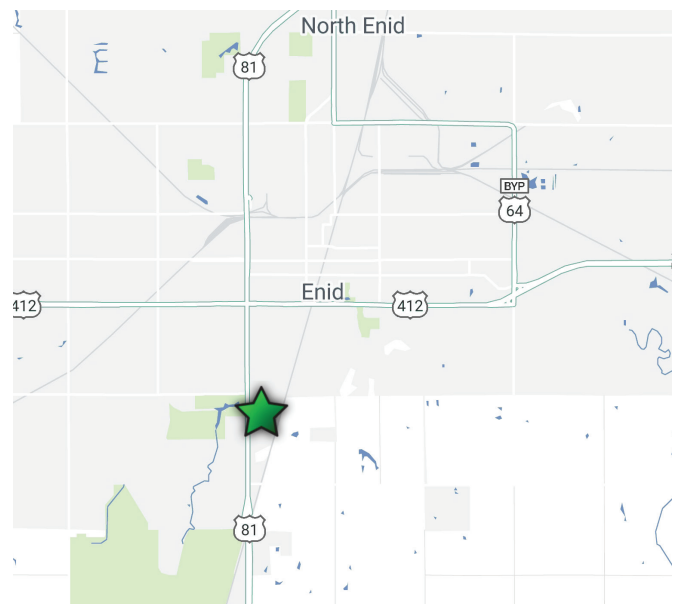
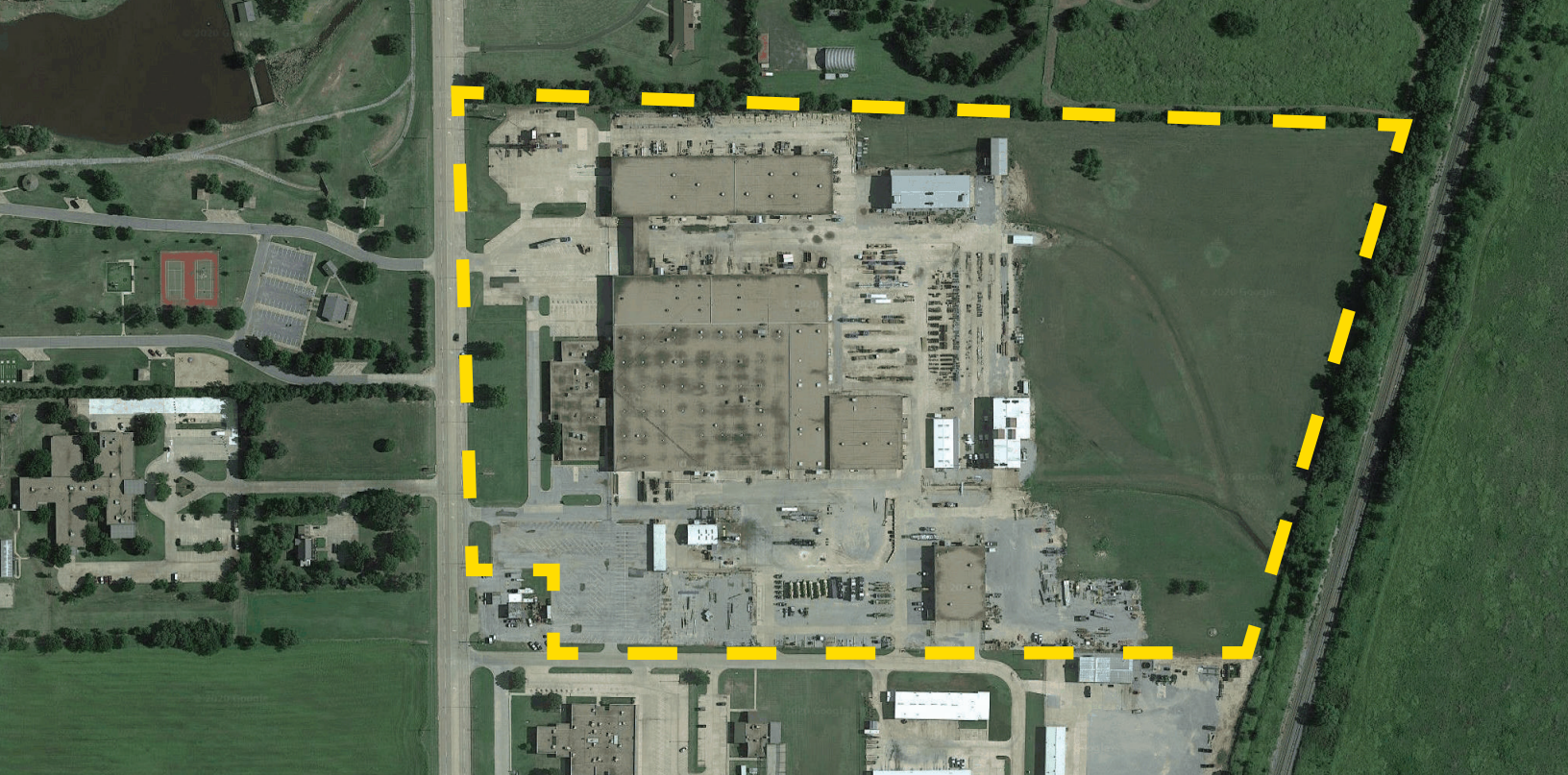
- PAINT BOOTH: 11,722 SF\*
- BLAST BUILDING: 2,673 SF\*
- 27'-29'8" clear height
- (4) 16' X 18' grade-level doors
- Air compressor

#### + CAR PORT: 2,310 SF\*

#### + STORAGE BUILDING: 4,050 SF\*

\*Per owner record





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