

Sales Price: \$450,000



## 1029 N. 54<sup>th</sup> Street

Enid, Oklahoma 73701

### PROPERTY HIGHLIGHTS

- **10,200 SF on 5 Acres MOL**
- 80/20 Warehouse to Office Ratio
- (5) 14' x 12' Grade Level Doors
- (1) 12' x 12' Grade Level Doors
- Office Layout: 4 Offices, Breakroom, Full Restroom with Shower
- 3-Ton Bridge Crane
- Heated Warehouse
- Outdoor Truck Well
- Covered Outdoor Storage
- Wash Bay
- Located in Industrial Area of Enid, OK
- Video Tour Available



TOTAL SF	10,200 SF on 5 Acres MOL
BUILT	1981
ZONED	I-2

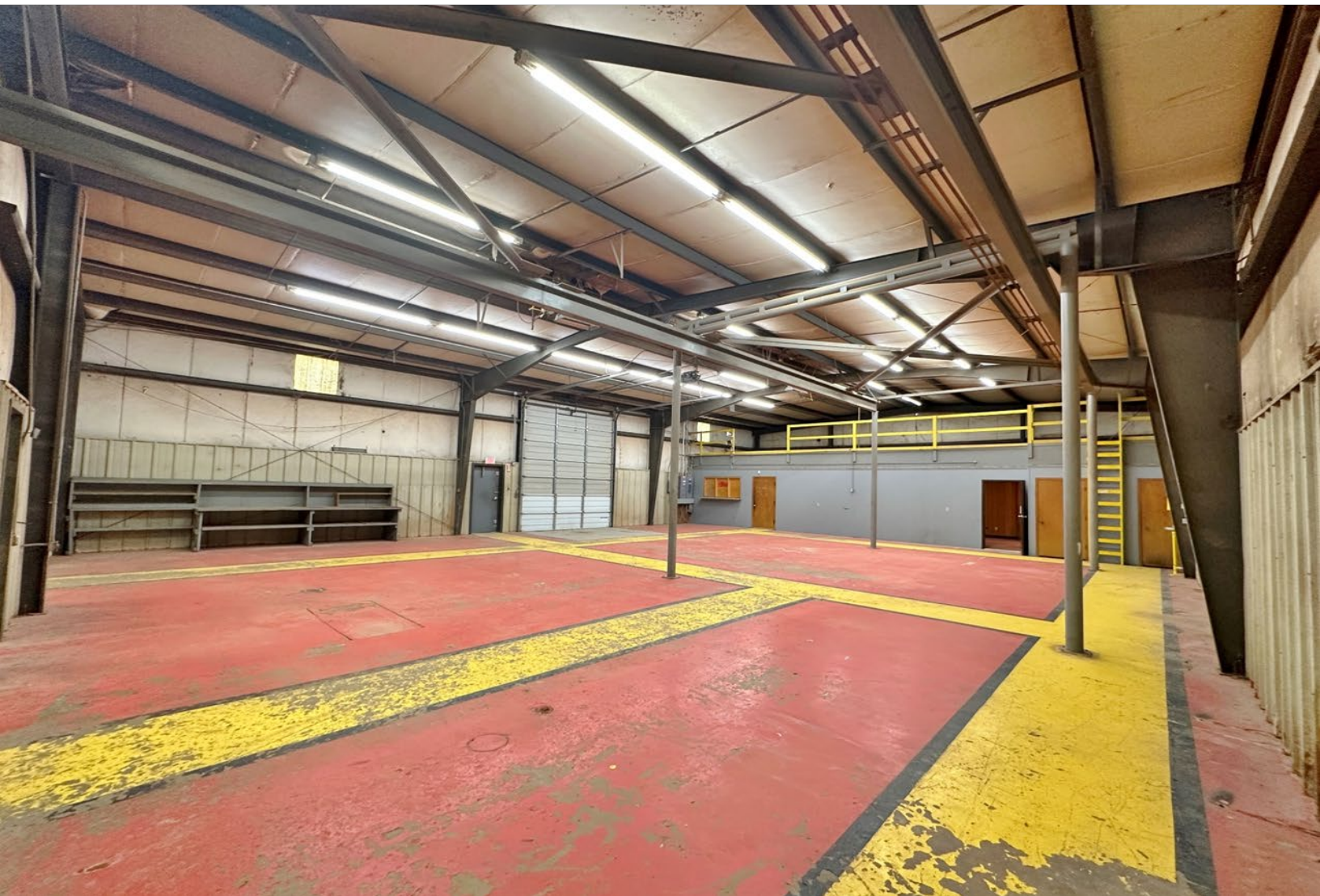
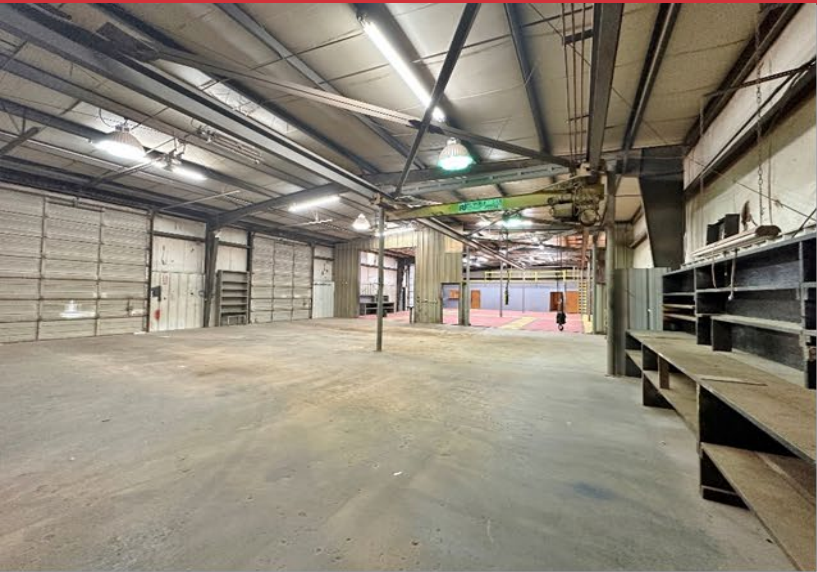
**Amir Shams**  
+1 405 313 0333  
amir@naisullivangroup.com

**Zac McQueen**  
+1 405 476 9199  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

[www.naisullivangroup.com](http://www.naisullivangroup.com)



**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116

**www.naisullivangroup.com**



**Amir Shams**  
**+1 405 313 0333**  
amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**  
4045 N.W. 64<sup>th</sup> Street, Suite 340  
Oklahoma City, OK 73116  
[www.naisullivangroup.com](http://www.naisullivangroup.com)



Population	1 Mile: 27	3 Miles: 6,472	5 Miles: 22,273
Average Household Income	1 Mile: \$89,356	3 Miles: \$60,538	5 Miles: \$62,661
Total Households	1 Mile: 8	3 Miles: 2,225	5 Miles: 7,871

**Amir Shams**  
**+1 405 313 0333**  
 amir@naisullivangroup.com

**Zac McQueen**  
**+1 405 476 9199**  
 zac@naisullivangroup.com

**+1 405 840 0600 OFFICE**

4045 N.W. 64<sup>th</sup> Street, Suite 340  
 Oklahoma City, OK 73116

**www.naisullivangroup.com**

- Located in the north central part of Oklahoma, and just west of Interstate 35
- Enid is the economic center for northwest Oklahoma and southern Kansas
- Home of the Vance Air Force Base, which accommodates 1,200 military personnel and 1,100 family members
- Atwoods Home and Ranch headquarters in Enid, Atwoods was founded in Enid and other large employers with locations here; Tyson Foods, Johnston Enterprises, Koch Industries, Pumpstar, and Vertex
- Enid is home of Northwestern Oklahoma State University which has 1,647 students. Oklahoma State University and Northern Oklahoma College also have campuses in Enid



## TOP 10 EMPLOYERS ENID, OKLAHOMA

