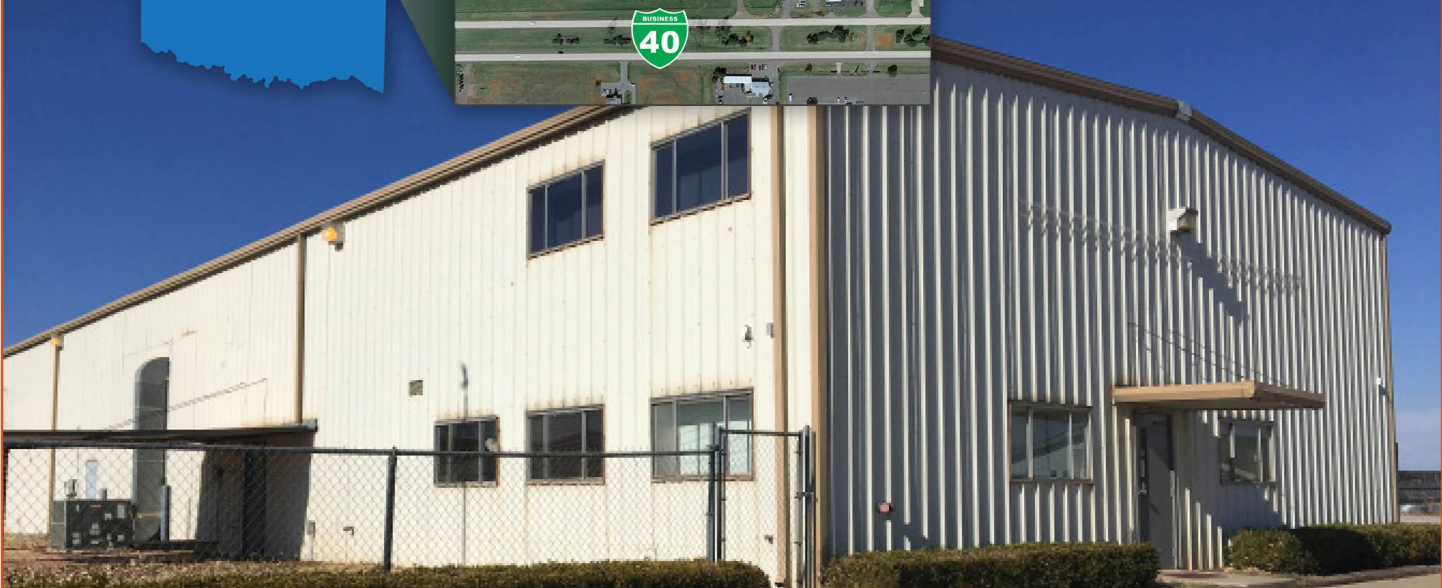
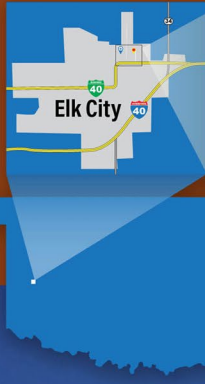




OKLAHOMA
Office of Management
& Enterprise Services



1309 Airport Industrial Road, Elk City, OK 73644

Industrial Land/Commercial Land for Sale

Legal description

A tract, piece or parcel of land in the southeast quarter (SE/4) of section fourteen (14), township eleven (11) north, range twenty-one (21), west of the Indian Meridian, Beckham County, Oklahoma. Said tract more particularly described as follows: Commencing at the northwest corner of said SE/4; thence south 0°4'38" east along the west boundary of said SE/4 a distance of 1,440.97 feet to the point of beginning; thence south 0°4'38" east along said west boundary for a distance of 700 feet; thence south 88°23'26" east a distance of 320.28 feet; thence north 0°18'7" east a distance of 709 feet; thence west a distance of 324.22 feet to the point of beginning, said tract containing 5.20 acres more or less.

Directions

Heading westbound on Interstate 40, take the I-40 Business Loop west/Highway 34 north exit, Exit 41, toward Woodward/Elk City. Stay straight to go onto Historic Route 66/I-40 BL west. Approximately 3/4 of a mile after the intersection of Highway 34 and I-40 BL west, turn right onto Airport Industrial Road and go to 1309 Airport Industrial Rd.

Property condition

There are two buildings situated on a 5.20-acre light-industrial site which is surrounded by a security fence. Both buildings are pre-engineered metal buildings. On the north is the main building which has 11,535 GSF mol. The south building, which has 8,000 GSF mol, is a partially enclosed maintenance storage building. These buildings are in poor to fair condition. (per appraiser). **PROPERTY SELLS "AS IS, WHERE IS."**