

Sublease

cresa

# Crane-Served Warehouse/Office

2003 S Merritt Rd | Elk City, Oklahoma 73644

# Property Snapshot

## Property Profile

Address	2003 S Merritt Rd
City	Elk City, Oklahoma
Total Building Area	25,160 SF
Warehouse Area	17,000 SF
Washbay Area	3,825 SF
Office Area	4,335 SF
Asking Rent	Contact Broker For Economics



### For More Information

**Gary Lawless Jr**  
glawless@cresa.com  
281.546.8737

**Chris W Smith**  
csmith@cresa.com  
713.503.4428

**Greg Burns**  
gburns@cresa.com



## Property Features

- » Multiple Buildings With Fenced Yard
- » 25,160 SF Total Building Area
- » Sublease Term Through 04/2027
- » Free Span Warehouse
- » 16'0" Clear Height
- » Fully Stabilized Yard
- » (1) 10-T Crane
- » (12) 12'x16' Grade Level Doors
- » T5 Lighting
- » Radiant Heat Tuves
- » Fenced, Concrete & Asphalt Yard
- » Great Access To Interstate 40

# Property Photos



## For More Information

Gary Lawless Jr | 281.546.8737 | [glawless@cresa.com](mailto:glawless@cresa.com)

Chris W Smith | 713.503.4428 | [csmith@cresa.com](mailto:csmith@cresa.com)

Greg Burns | [gburns@cresa.com](mailto:gburns@cresa.com)



## Property Photos



### For More Information

Gary Lawless Jr | 281.546.8737 | [glawless@cresa.com](mailto:glawless@cresa.com)

Chris W Smith | 713.503.4428 | [csmith@cresa.com](mailto:csmith@cresa.com)

Greg Burns | [gburns@cresa.com](mailto:gburns@cresa.com)



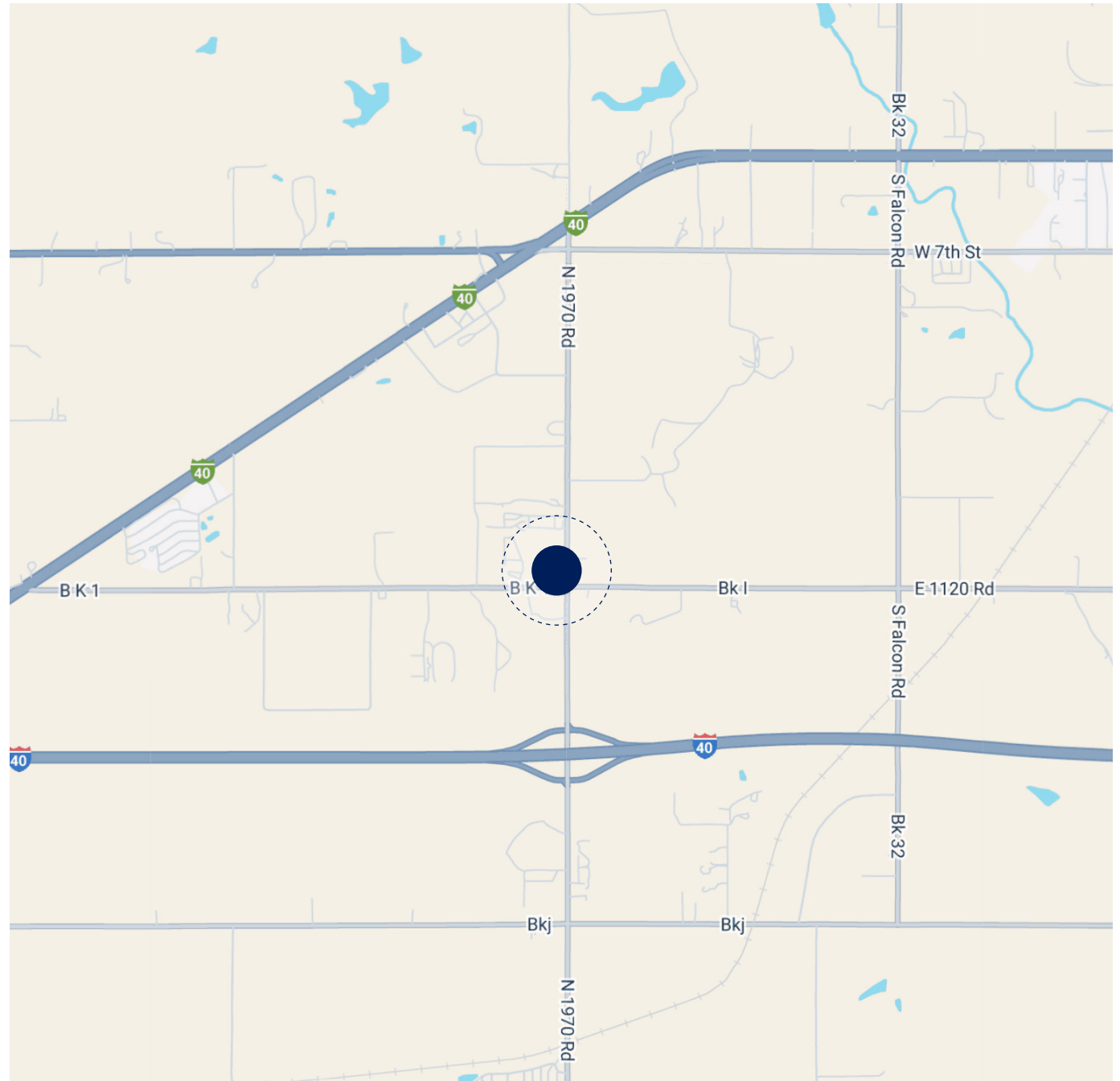
# Property Location



The property is located on the east side of Elk City along South Merritt Road, just north of Interstate 40.

The property benefits from excellent highway access, sitting less than a mile from I-40, the major east-west corridor that connects Elk City with Oklahoma City to the east and Amarillo to the west.

Due to its position along a key interstate artery, the site offers convenient connectivity throughout western Oklahoma and the Texas Panhandle region.



## For More Information

Gary Lawless Jr | 281.546.8737 | glawless@cresa.com

Chris W Smith | 713.503.4428 | csmith@cresa.com

Greg Burns | gburns@cresa.com



# Overhead Aerial

BK 1

W 20th St

S Merritt Rd

N 1970 Rd

Warehouse  
17,000 SF

Office  
4,335 SF

Secured Outdoor Storage Yard

Washbay  
3,825 SF

## For More Information

Gary Lawless Jr | 281.546.8737 | glawless@cresa.com

Chris W Smith | 713.503.4428 | csmith@cresa.com

Greg Burns | gburns@cresa.com





## For More Information

**Gary Lawless Jr**  
Principal  
281.546.8737  
glawless@cresa.com

**Chris W Smith**  
Principal  
713.503.4428  
csmith@cresa.com

**Greg Burns**  
Principal  
gburns@cresa.com

**cresa** 