

1.3M SF± CLIMATE CONTROLLED DISTRIBUTION FACILITY

For Lease



2306 Enterprise Dr., Durant, OK

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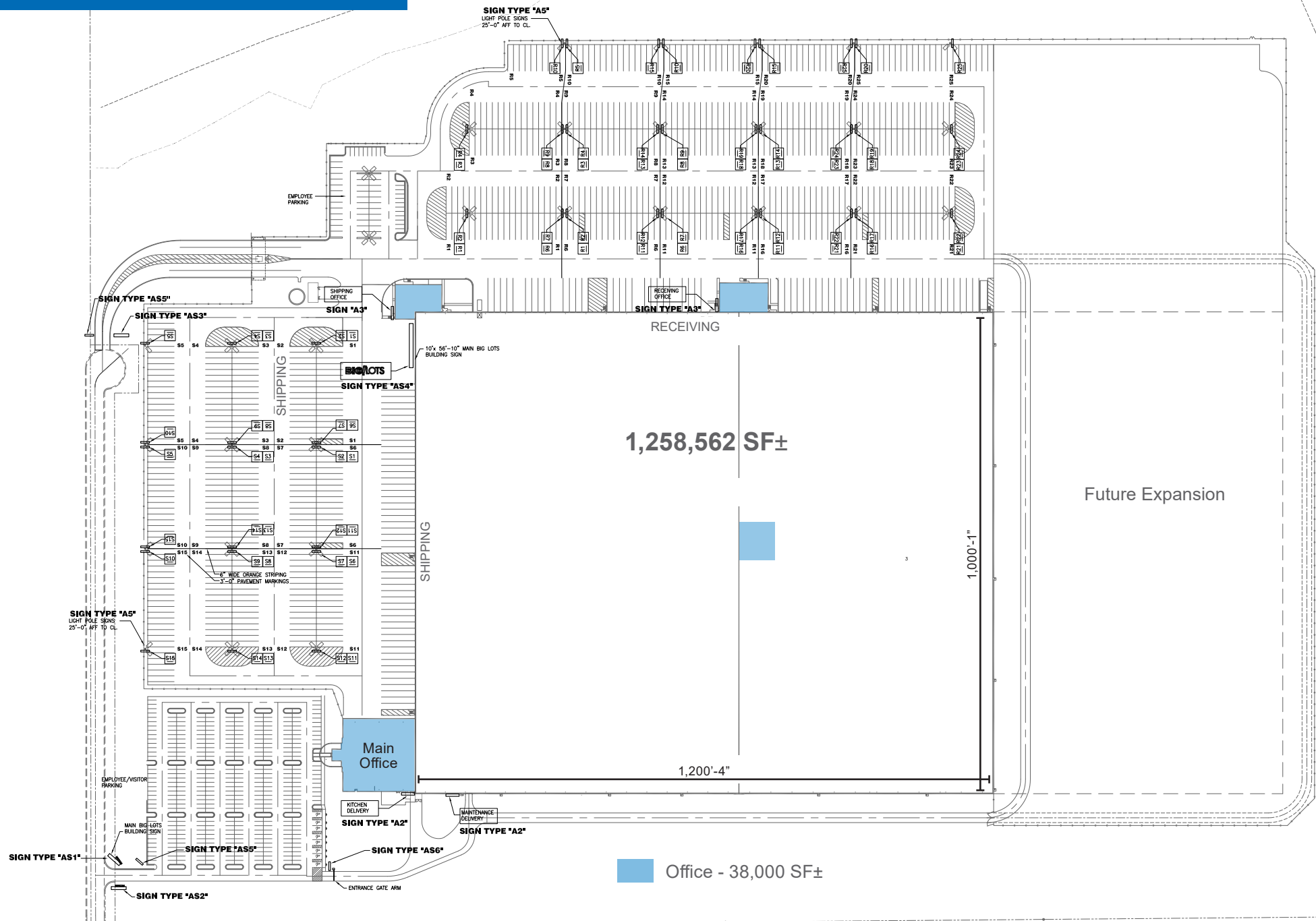
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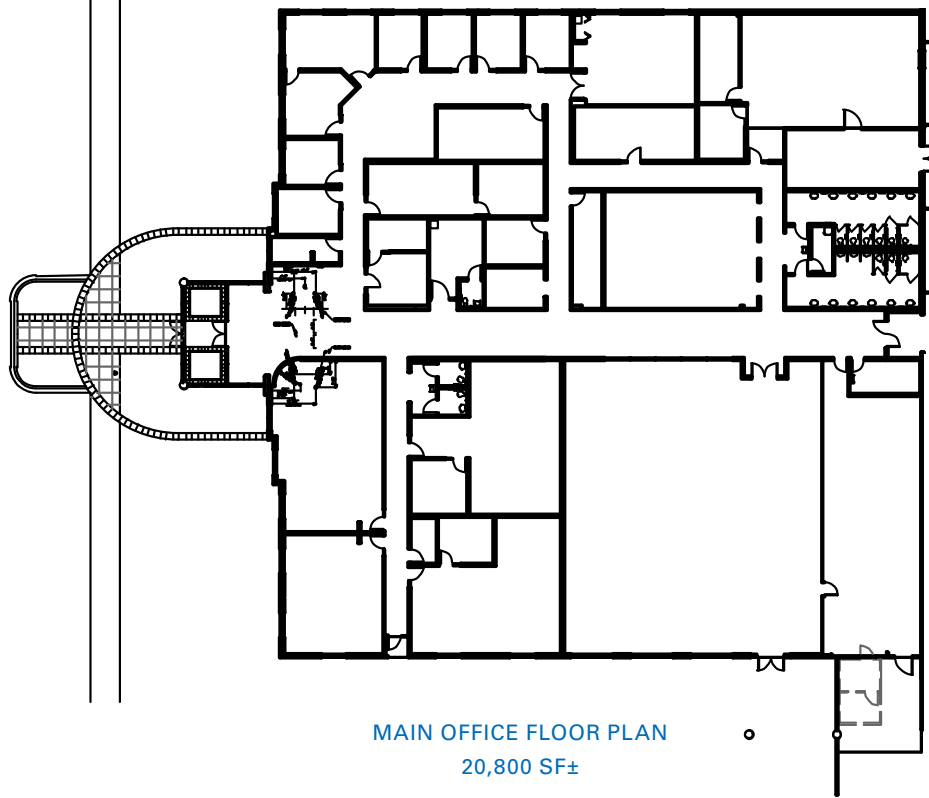
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NEWMARK
ROBINSON PARK

SITE PLAN





MAIN OFFICE FLOOR PLAN
20,800 SF±



DETAILS

Building Size	1,296,562 SF
Lease Rate	Contact Broker
Lot Size	125.4 Acres
Office Size	38,000 SF±
Warehouse Size	1,258,562 SF±
Zoning	I-2
Year Built / Renovated	2003 / 2018 / 2019
Climate Controlled	Yes
Clear Height	39'-6"
Column Spacing	39' x 52'
Truck Court	530' - 550'
Dock High Doors	115 fully loaded
Grade Level Doors	3
Trailer Parks	715
Car Parks	450
Sprinkler System	ESFR
Lighting	T-5
Power Provider	Oklahoma Gas & Electric (OG&E)
Water/Sewer	City of Durant
Gas	Oklahoma Natural Gas (ONG)
Pick Module and Pallet Flow Conveyor systems	
83,000 pallet placements as configured with ability to go up to 100,000 at standard height	
Bulk storage area with additional 2,700 pallet placements	
Mezzanine sorting area on north side for specialty processing	
Shipping and receiving offices in the warehouse	

WATCH
PROPERTY VIDEO

VIEW PROPERTY
PHOTOS

DRIVE-TIME MAP



DRIVE-TIMES

≤ 3 Hours	≤ 5 Hours
Oklahoma City, OK	Houston, TX
Tulsa, OK	Austin, TX
Dallas, TX	Shreveport, LA
Fort Worth, TX	Little Rock, AR
Fort Smith, AR	Wichita, KS

DEMOGRAPHICS | 30-MILE RADIUS



117,719

2024 Population



54,516 Employees

26.3% blue collar
10.3% manufacturing



\$83,266

Average HH income

MAJOR EMPLOYERS

Choctaw Nation of Oklahoma: A major economic and workforce resource operating multiple community enterprises including the Choctaw Casino and Resort with approximately 10,000 employees.

Indian Nation Wholesale: Wholesaler for independent and chain retailers across Oklahoma and North Texas. They are the largest Oklahoma-based distributor and the 19th largest distributor in the United States. Their plant in Durant has 320 employees.

Choctaw Casino & Resorts: USA named it the 7th best casino outside Las Vegas in 2024.

AllianceHealth Durant: This community hospital has been a vital healthcare provider for over 30 years, offering specialized care and emergency services.

Southeastern Oklahoma State University (SOSU): With a growing student body, SOSU is a significant educational institution and employer in Durant. Enrollment was 5,801 students in 2024.

BrucePac: A large processing plant that produces custom protein products.

First United Bank: Headquartered in Durant with multiple locations throughout Oklahoma and Texas. Their Durant location has 173 employees.

LOCATION OVERVIEW

Durant, Oklahoma, is the county seat of Bryan County, the capital of the Choctaw Nation and borders Texas on the north. The property is located at the intersection of US highways 75 and 70. US 75 is a north-south highway that runs 1,239 miles from Dallas to Noyes, Minnesota, near the Canadian border. It passes through Durant and provides a connection to Interstate-40, 113 miles to the north. Durant connects to Interstate-35, 52 miles to the west, via US 70.

Geographically positioned in the Interstate-35 Megalopolis, Oklahoma is part of the mega-region defined as an area of the United States that includes two or more major metropolitan areas mutually benefiting from economic development, trade, and job creation. Of the ten mega-regions in the U.S., the I-35 corridor ranked first in population and job growth rates from 2005-2022.

Durant is in close proximity to the Texas Triangle, a robust three-sided geographic polygon encompassing DFW, Austin, San Antonio, and Houston. It includes the headquarters for numerous Fortune 500 companies.

