

711 W. 9TH STREET
HOBART, OK 73651

Industrial Manufacturing Building For Sale or Lease

77,000 SF on 22.49 Acres MOL

Sales Price: \$3,500,000

Lease Price: \$4.00/SF/YR/NNN

5 MEGAWATTS POWER IN PLACE

NAIRED

**COMMERCIAL
REAL ESTATE**



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NAI Red is pleased to market 711 West 9th Street in Hobart, Oklahoma. This 77,000 SF manufacturing or storage facility sits on 22.49 acres MOL of land near US Highway 183. An astounding 5 Megawatts of power comes into the building. There are few facilities in Oklahoma with this amount of power available. Furthermore, the facility is fully sprinklered, has 3 dock doors and has full climate control capability. This is an excellent facility for manufacturers with high power and climate control needs.



PROPERTY HIGHLIGHTS

- Masonry 77,000 SF Manufacturing Facility
- 22.49 Acre Campus in Industrial Park
- Fire Suppression System
- Climate Controlled with Cool Rooms
- 5 Megawatts Power, 3 Phase
- 3 Dock Doors & 1 Grade Level Door
- 20' Eve Height
- Excellent Facility for High Power Users

LOCATION HIGHLIGHTS

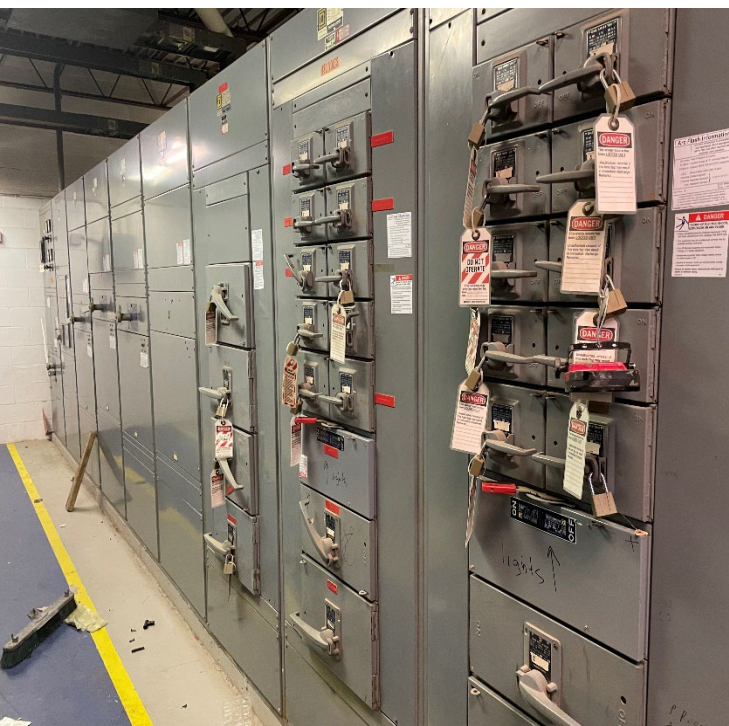
- Located within Close Proximity to Highway 9
- Kiowa County

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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	2,774	3,752	3,797
AVERAGE HOUSEHOLD INCOME	\$47,179	\$47,472	\$47,449
TOTAL HOUSEHOLDS	1,128	1,540	1,559

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