



**COMMERCIAL
PROPERTY AVAILABLE**
211 W. Canyon Run
Hinton, OK 73047



**27,000+ sf Manufacturing Facility
with Executive Office Space and
Additional Frontage Lot Included**

3.30+ Acres Improved, Metal Fenced,
Included is 1.29+ Acres, Frontage

**LISTED AT
\$2,495,000**

Property Highlights:

Manufacturing

- 25,000 sf Manufacturing, 20' Sidewalls
- Climate Controlled throughout Facility
- Fully Vented throughout Facility
- Paint Booth with Trolley System/Air Comp.
- Blasting Booth & Filtration System
- 2 (2 ton) Bridge Cranes
- 8 Jib Cranes

Offices:

- 2,000+ sf Executive Office Space
- Full Kitchen: stove, microwave etc
- Employee Lounge / 2 Bathrooms
- Granite / Wood Paneling Throughout

Exterior:

- New 1/2 Acre Asphalt Parking Lot
- New Lit Signage / Sprinkler System



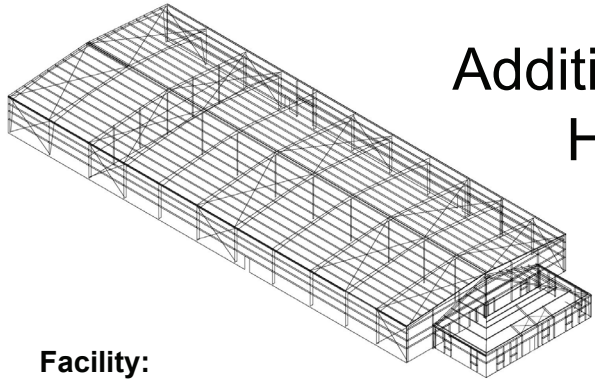
Total SF	27,000+ SF
Total Acres	4.5 Acres
Year Built	2012
Zoned	A-1, C-2



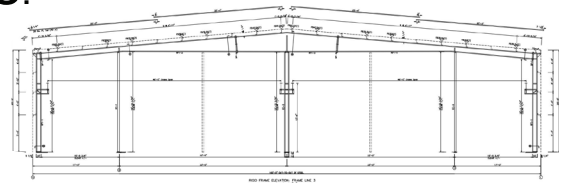
Call: 405 777 3975
Marshall Dougherty, Broker



COMMERCIAL
PROPERTY AVAILABLE
211 W. Canyon Run
Hinton, OK 73047



Additional Property Highlights:



Facility:

- 25,000 sf Manufacturing, Zoned A-1
- 20' Sidewalls
- Foundation Reinforced for Heavy Equip.
- Spray foamed: 3" Ceiling/ 2" Sidewalls
- 800 amp / 3 Phase / 277 / 480 Volt
- Security System / LED lighting throughout
- Climate Controlled / Fully Vented
- Paint Booth / Trolley System/ Air Comp.
- Air Compression Throughout Building
- Blasting Booth with Filtration System
- 2 (2 ton) Bridge Cranes / 8 Jib Cranes
- 6 Weld Bays / 4 Assembly Bays
- Central Office has Built-in Draftsman Table
- Central Office has Separate A/C
- Central Office Built-in Draftsman Table
- 2 Rest Rooms (Granite Counters)

Offices:

- 2,000+ sf Executive Offices
- Office Space has Hipped Roof
- Wood Paneling Throughout
- Full Kitchen
- Employee Lounge
- Large Conference Room / Reception Area

Exterior:

- New 1/2 Acre Asphalt Parking Lot
- New Lit Signage / Flag Poles
- Landscape Sprinkler System



Call: 405 777 3975
 Marshall Dougherty, Broker