

711 W. 9TH STREET
HOBART, OK 73651



Industrial Manufacturing Building For Sale or Lease

77,000 SF on 22.49 Acres +/-

Sales Price: \$2,200,000 (\$28.57/SF)

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

NAIRED COMMERCIAL
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PROPERTY OVERVIEW

TOTAL SF	77,000 TOTAL SF +/-
LOT SIZE	22.49 ACRES +/-
ZONING	INDUSTRIAL

PROPERTY HIGHLIGHTS

- Masonry 77,000 SF Manufacturing Facility
- 22.49 Acre Campus in Industrial Park
- 3 Dock Doors & 1 Grade Level Door
- 20' Eve Height
- Potentially 3 to 5 MW of Power Available
- (2) 2500 kVA Transformers on Site

LOCATION HIGHLIGHTS

- Located within Close Proximity to Highway 183
- Kiowa County

DEMOGRAPHICS



POPULATION
1 MILE: 2,609
3 MILES: 3,548
5 MILES: 3,658



**AVERAGE
HOUSEHOLD
INCOME**
1 MILE: \$46,964
3 MILES: \$48,741
5 MILES: \$48,816



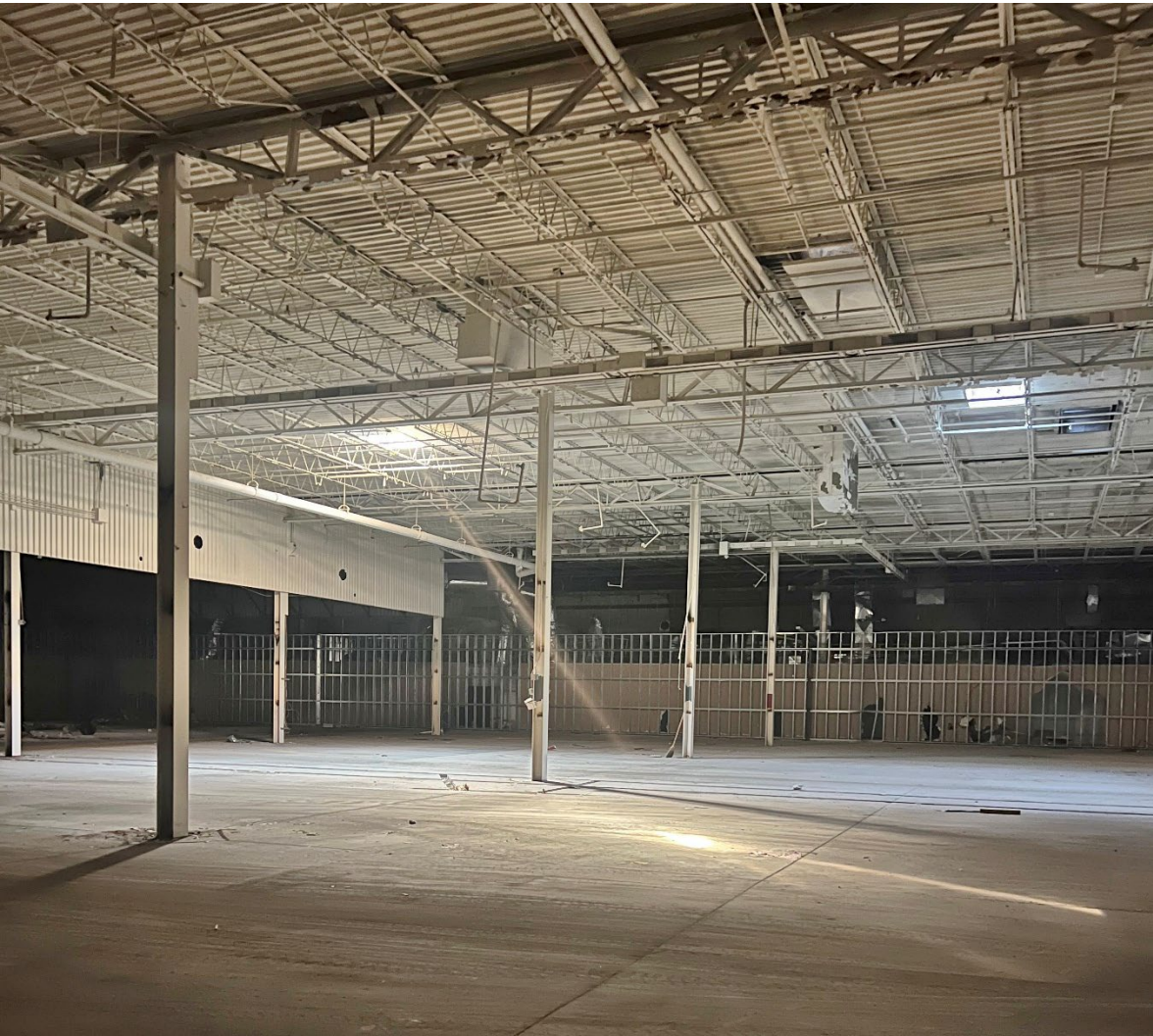
**TOTAL
HOUSEHOLDS**
1 MILE: 1,096
3 MILES: 1,482
5 MILES: 1,527



DRIVE TIMES
0.2 MILES FROM SH-9
0.6 MILES FRO US-183

711 W. 9TH STREET

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. The facility has three dock doors and one overhead drive-in door and has a 20' clear height. This property would make a great manufacturing, assembly or storage facility.



711 W. 9TH STREET AERIAL

