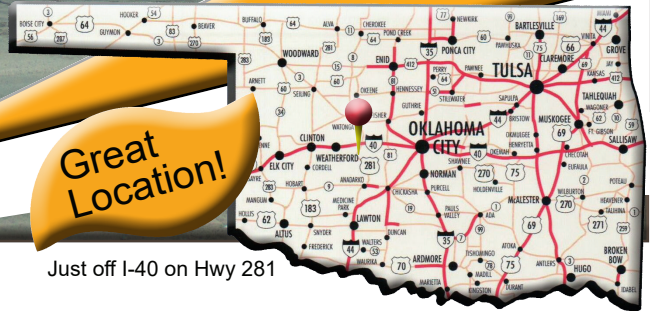


PRICE REDUCED



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



Just off I-40 on Hwy 281

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
\$2,295,000

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:

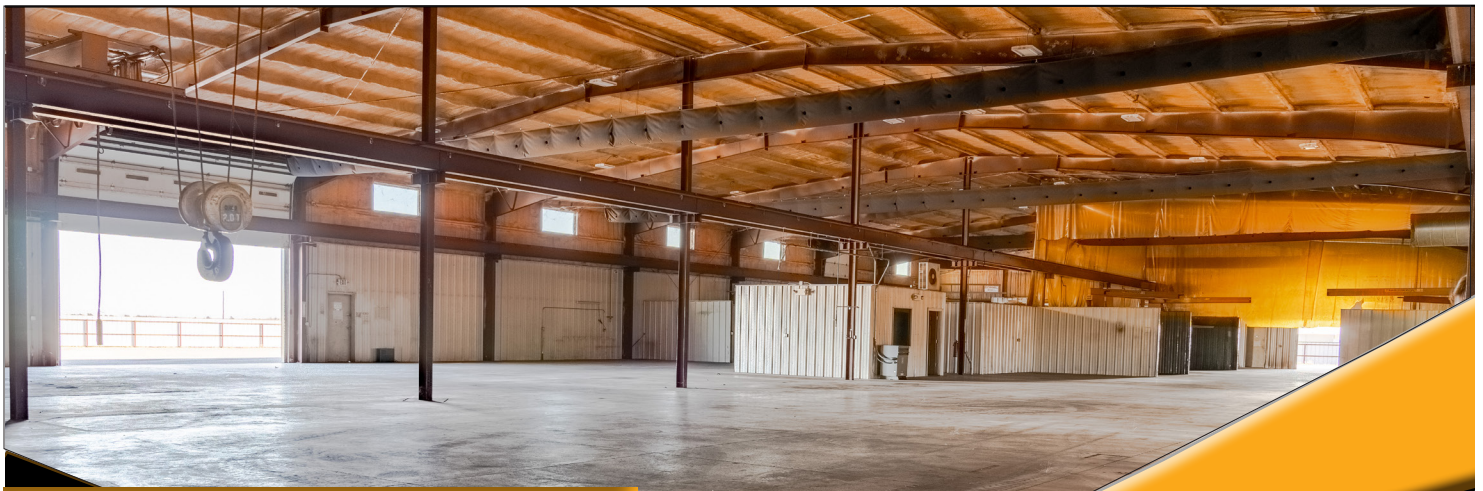
- New 1/2 Acre Asphalt Parking Lot
- New Lit Signage / Sprinkler System



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



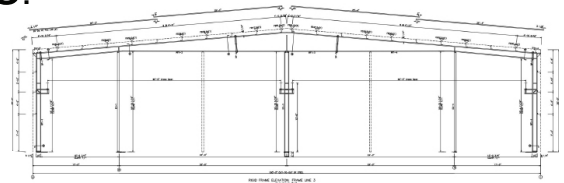
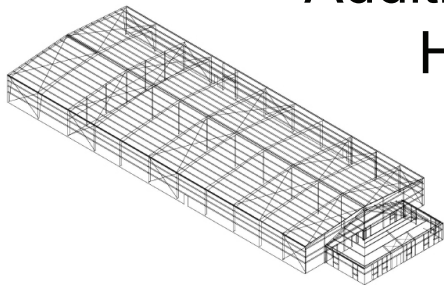
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Additional Property Highlights:



Facility:

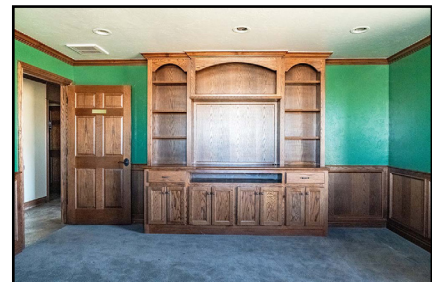
- 25,000 sf Manufacturing, Zoned A-1
- 20' Sidewalls
- Foundation Reinforced for Heavy Equip.
- Spray foamed: 3" Ceiling/ 2" Sidewalls
- 800 amp / 3 Phase / 277 / 480 Volt
- Security System / LED lighting throughout
- Climate Controlled / Fully Vented
- Paint Booth / Trolley System/ Air Comp.
- Air Compression 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



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Paint Booth



EZ Heat & Cure Col-Met Spray Booth

Paint Booth included with 27,000 sq ft manufacturing facility. Comes with an EZ Heat & Cure Col-met spray booth, 26' x 14' with 4' double doors for a 8' opening. Easy in & out monorail hand-pushed I-beam trolley system moves 1,000lb products through painting process. 1,000,000+ btu heater dries paint within minutes. Comes with exhaust, filtration, & explosion protection.



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Blast Room

Climate controlled blast room. Working dimensions are 25' x 12' x 12' with a 10' x 9' doorway. Features reclamation & filtration system: Camfil Farr. Ducting and blast room are spray foamed. Comes with all the necessary components for a blasting media reclamation system.



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Office Space

2,000+ Office Space

This facility has a 2,000+ sq ft office space: 4 executive offices, a reception area, a receptionist desk and office, and a large conference room. It has two bathrooms and a fully furnished kitchen. Upper tier granite and custom oak trim throughout: crown molding, cabinets, desks, bookcases, and oak doors. It has new LED lighting and was recently painted. Large thermal energy efficient windows provide natural light throughout the complex. There is a security system throughout and new parking in the front as well as 1/2 acre new asphalt parking along the side of the facility.



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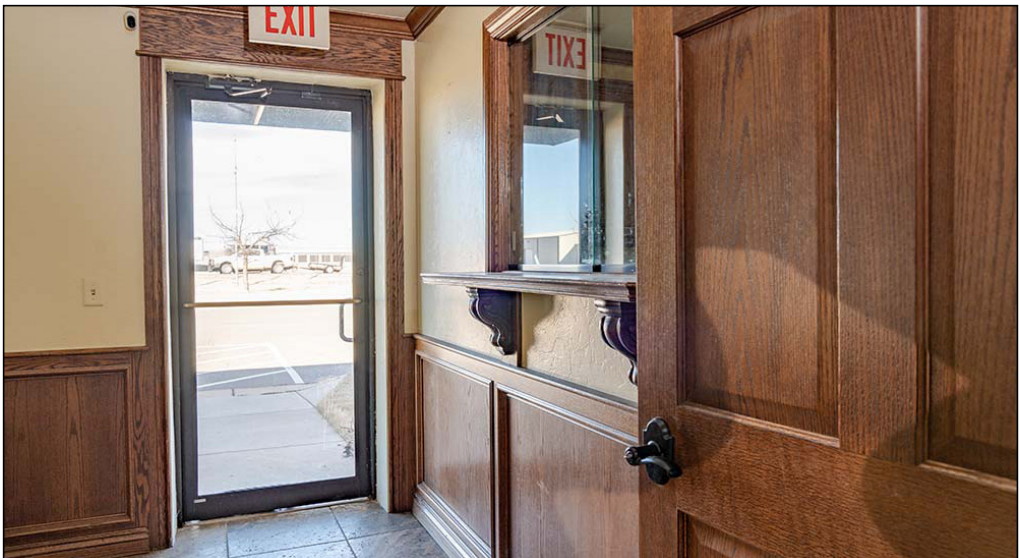
AC & Filtration System

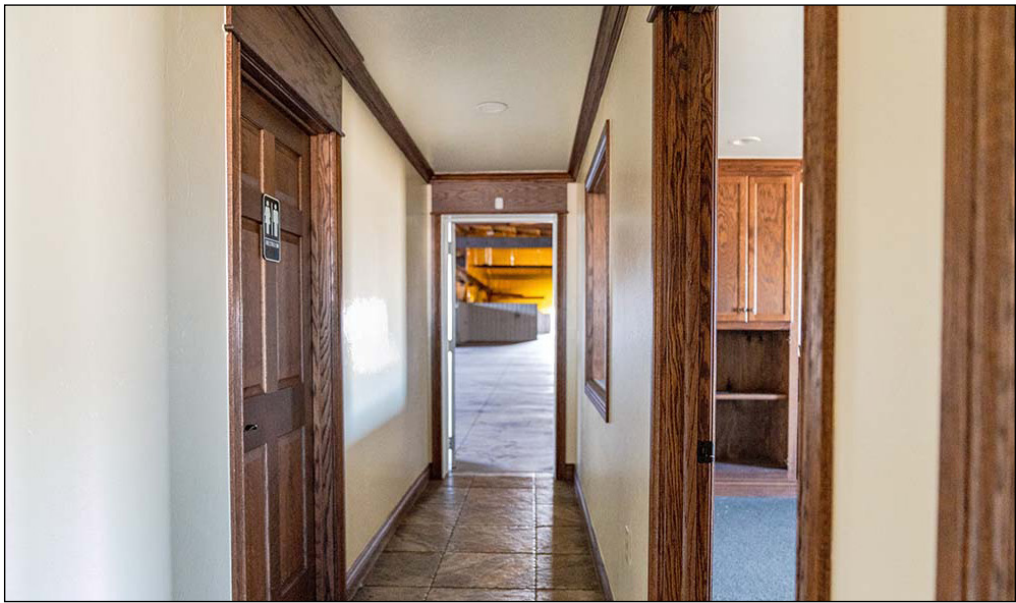
27,000 sq ft closed cell spray foam climate controlled facility. Dedicated Camfil Farr filtration system. Fabric dispersion allows for the noiseless exit of air from the duct surface. Environmentally controlled for optimal working conditions year round by a highly efficient, cost effective, and low-maintenance system. All A/C filtration units are fenced along backside of facility.



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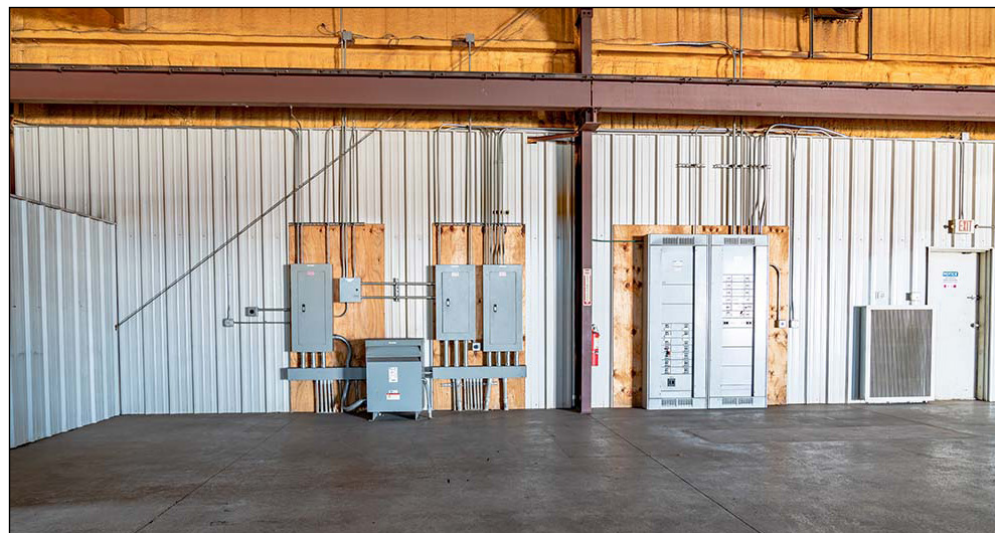


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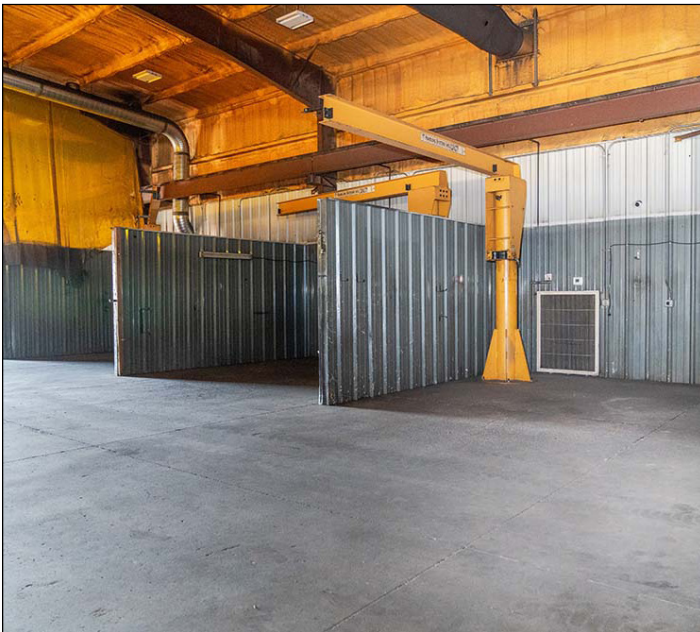


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