



MCGRAW COMMERCIAL PROPERTIES PRESENTS

MIAMI, OK INDUSTRIAL CAMPUS

2400, 2402 & 2505 NW Industrial Parkway | Miami, Oklahoma

74354

214,150 SF

TOTAL BUILDING AREA

25.8 AC

TOTAL LAND AREA

6 Bldgs

ON CAMPUS

Vacant

READY FOR OCCUPANCY

\$4,999,999

ASKING PRICE

\$3.00 SF/+ NNN

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01 EXECUTIVE SUMMARY

THE OFFERING

McGraw Commercial Properties presents a rare large-scale industrial acquisition opportunity at 2400, 2402 & 2505 NW Industrial Parkway in Miami, Oklahoma. The campus comprises six buildings totaling **+/- 214,150 SF on 25.8 acres**, formerly home to Hopkins Manufacturing Corporation — a nationally recognized manufacturer of trailer hitches, wiper blades, and towing accessories — validating decades of proven heavy industrial use at this location.

The multi-building configuration — spanning a 2,656 SF stucco office, five warehouses ranging from 3,600 to 99,150 SF, and a covered breezeway structure — provides unmatched operational flexibility for a single-user occupant, phased occupancy, or multi-tenant repositioning play. The campus is being offered vacant and is available for immediate occupancy.

The campus features a **BNSF rail siding** running directly along the property boundary — an increasingly rare industrial attribute — plus industrial silos, heavy power, Carrier chiller systems, and substantial manufacturing infrastructure left in place from Hopkins Manufacturing's operations.

LOCATION ADVANTAGE

- ~90 miles northeast of Tulsa — **direct I-44 access**; final Oklahoma interchange before Missouri
- ~83 miles to Springfield, MO and Bentonville, AR | ~30 miles to Joplin, MO
- **Immediately adjacent to Miami Regional Airport (KMIO)** — 5,020-ft runway, corporate jet capable, brand-new 2025 terminal
- **BNSF rail siding** — direct rail loading access at property boundary
- 275,000 population within 30-mile regional radius

FORMER TENANT — HOPKINS MANUFACTURING CORPORATION

Hopkins Manufacturing — a nationally recognized producer of towing accessories, wiper blades, and trailer components sold at major national retailers — occupied this campus as a primary production and distribution facility, confirming the site's heavy-industrial capability including significant power, climate systems, and manufacturing buildout.

INVESTMENT HIGHLIGHTS

SCALE & FOOTPRINT

- +/- 214,150 SF industrial campus across 6 buildings
- 25.8 acres — significant excess land for yard, storage, or expansion
- Institutional-quality campus scale for the northeast Oklahoma market

EXISTING INFRASTRUCTURE

- Clear heights up to ~30' (Warehouse 2)
- Dock-high and grade-level loading throughout
- **BNSF rail siding** — direct access to property boundary
- Heavy manufacturing power — Carrier chiller systems in place
- Industrial silos, mechanicals, and concrete slabs throughout
- Proven heavy manufacturing history — Hopkins occupancy validated

DUAL TRANSPORTATION ACCESS

- Adjacent Miami Regional Airport (KMIO) — executive and freight air access
- BNSF rail siding — direct rail loading at property boundary
- This air + rail combination is exceptionally rare at this scale
- I-44 direct interstate access — last OK exit before Missouri state line

SUITABLE USES

- Manufacturing & assembly
- Distribution & logistics
- Plastics, automotive supply, or light industrial
- Data/compute infrastructure (heavy power in place)
- Cold storage / food processing (chillers on-site)



02 ASSET OVERVIEW



CAMPUS OVERVIEW — AIRPORT RUNWAY VISIBLE DIRECTLY ADJACENT



OFFICE BUILDING — 2505 NW INDUSTRIAL PKWY | 2,656 SF

PROPERTY SPECIFICATIONS

Property Addresses	2400, 2402 & 2505 NW Industrial Pkwy, Miami, OK 74354
County	Ottawa County, Oklahoma
Total Building Area	+/- 214,150 SF (Per Ottawa County Assessor)
Total Land Area	+/- 25.8 Acres (+/- 1,123,848 SF)
Number of Buildings	6 (Office + 5 Warehouses + Breezeway)
Construction	Stucco (Office) Metal/Steel w/ Concrete Slabs (WH)
Year Built	1971-2014 Office: 1999 WH 3 & Breezeway: 2014
Clear Heights	Up to ~30' clear height (varies by building)
Loading	Dock-high and grade-level loading throughout
Rail Access	BNSF rail siding — runs along property boundary
Power	Heavy manufacturing power; Carrier chiller systems in place
Zoning	Industrial — City of Miami, OK
FEMA Status	Located in FEMA regulatory floodway — verify with survey
Current Occupancy	Vacant — Available for Immediate Occupancy
Former Tenant	Hopkins Manufacturing Corporation
Tax Assessment (2025)	\$6,614,118 Combined (Ottawa County Assessor)
Annual Taxes (2025)	~\$69,536 Combined (3 parcels)

BUILDING BREAKDOWN

BUILDING	ADDRESS	DESCRIPTION	SF	YR BUILT	CONSTRUCTION
Office	2400 NW Industrial Pkwy	Stucco office with professional entrance and landscaping	2,656	1999	Stucco
Warehouse 1	2402 NW Industrial Pkwy	Warehouse / storage building	19,600	1978	Metal
Warehouse 2	2505 NW Industrial Pkwy	Primary manufacturing – dock-high loading, rail-served, silos, chillers	99,150	1971	Metal
Warehouse 3	2505 NW Industrial Pkwy	Newer expansion building – dock-high loading (2014 construction)	80,000	2014	Metal
Warehouse 4	2505 NW Industrial Pkwy	Secondary / auxiliary warehouse	3,600	1971	Metal
Warehouse 5	2505 NW Industrial Pkwy	Auxiliary warehouse building	6,800	1980	Metal
Breezeway	2505 NW Industrial Pkwy	Covered breezeway / connector structure (2014)	5,000	2014	Metal
TOTAL CAMPUS			214,150 SF	+/- 25.8 Acres	

OTTAWA COUNTY ASSESSOR – ALL THREE PARCELS

PARCEL	ACRES	2025 ASSESSED VALUE	2025 ANNUAL TAX
580019147 (Office)	5.82	\$387,012	\$4,242
580019136 (WH 1)	10.21	\$514,800	\$5,643
580019151 (WH 2-5 + Breezeway)	9.77	\$5,712,306	\$59,651
COMBINED TOTAL	25.80	\$6,614,118	\$69,536



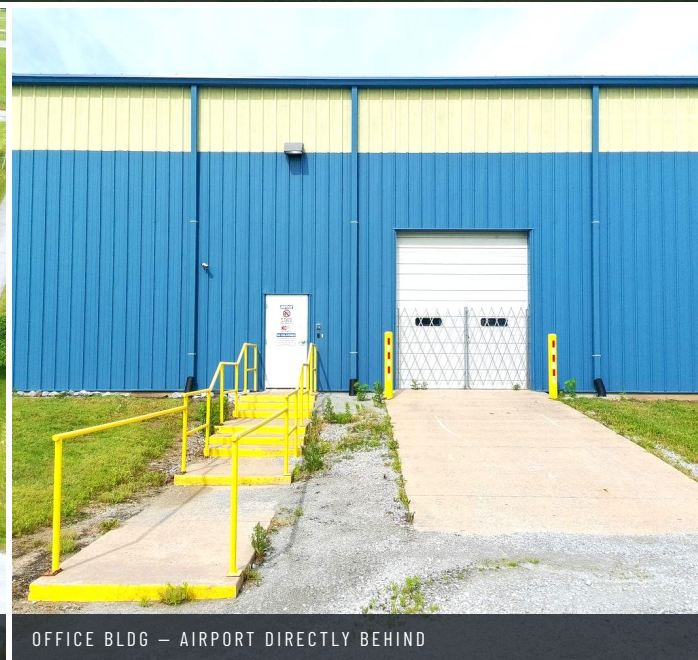
03 PROPERTY OVERVIEW



CAMPUS AERIAL — BNSF RAIL SIDING (LEFT) & MIAMI REGIONAL AIRPORT RUNWAY (TOP RIGHT) — RARE DUAL AIR + RAIL ACCESS



WAREHOUSE 3 (2014) — 80,000 SF



OFFICE BLDG — AIRPORT DIRECTLY BEHIND



WH2 & WH1 — LOADING COURT



FULL CAMPUS AERIAL — AIRPORT RUNWAY IMMEDIATELY TO THE RIGHT



HOPKINS MANUFACTURING — FORMER TENANT



WH2 — DOCK-HIGH LOADING



WH3 — GRADE-LEVEL DOOR



BNSF RAIL SIDING + DOCK



MIAMI REGIONAL AIRPORT — BRAND-NEW TERMINAL, OPENED AUGUST 2025



MIAMI REGIONAL AIRPORT (KMIO) — 5,020-FT RUNWAY

MIAMI REGIONAL AIRPORT

FAA: KMIO | IATA: MIO

5,020 ft

RUNWAY LENGTH

100 ft

RUNWAY WIDTH

806 ft

ELEVATION MSL

300 AC

AIRPORT AREA

AIRPORT SPECIFICATIONS

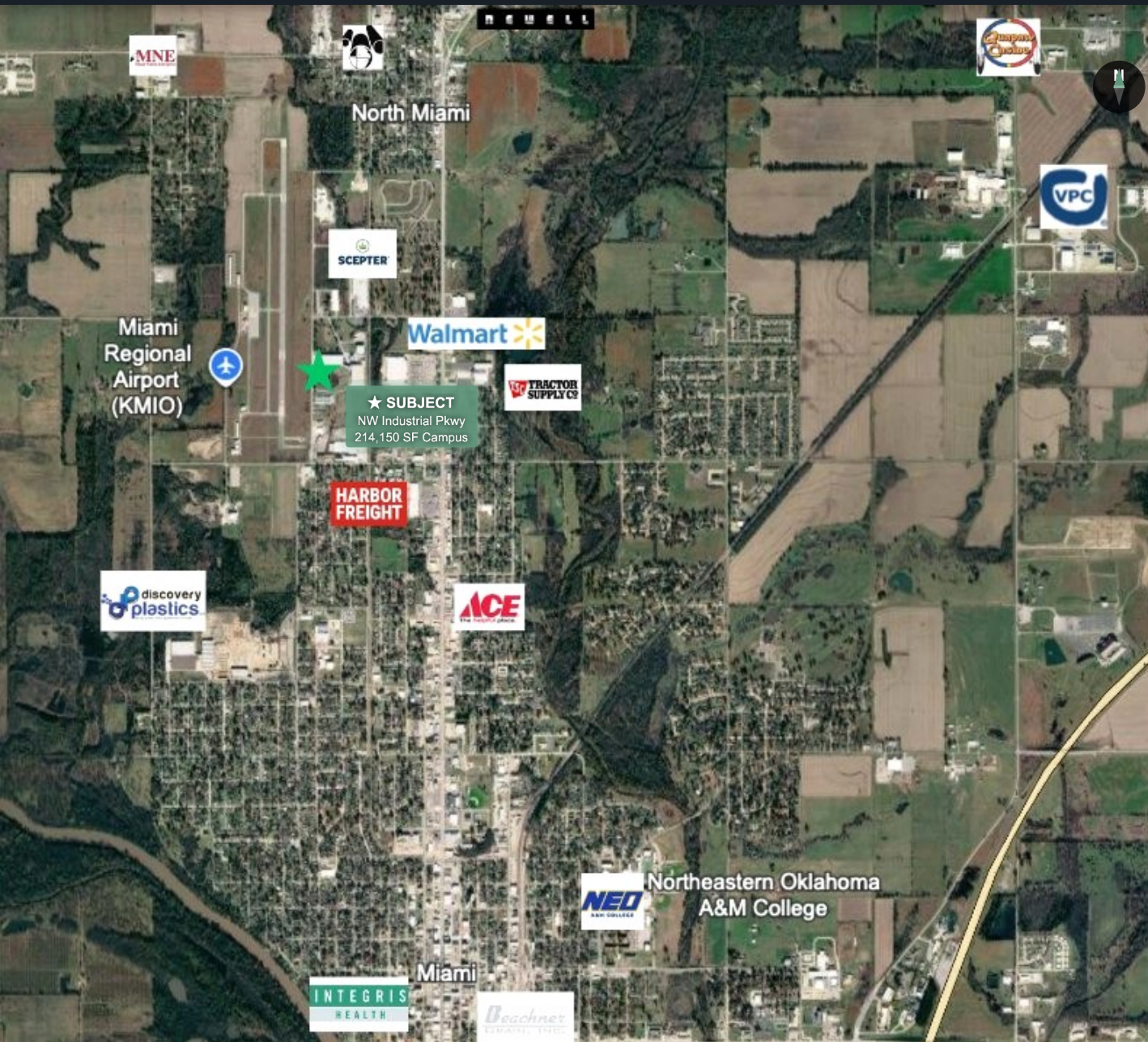
Classification	Public-Use General Aviation — City Owned
Runway	17/35 — Asphalt Corporate jet capable
Fuel Services	Jet fuel (fuel truck) & Avgas (fuel island)
ATC / Approach	Kansas City ARTCC (ZKC)
Operating Hours	Daily 8:00 AM – 5:00 PM; after-hours by appt.
Amenities	Courtesy cars, pilot lounge, coffee & water
Distance to Property	Immediately adjacent — runway visible from campus
Opened	December 1937

BRAND-NEW TERMINAL — OPENED AUGUST 2025

Terminal Size	4,000 SF — newly constructed
Total Project Cost	\$3,280,000
FAA Contribution	~\$1,000,000
ODAA Contribution	\$1,000,000



04 REGIONAL OVERVIEW



KEY LOCATIONS

MAJOR RETAIL

- **Walmart Supercenter** – Major retail anchor; primary regional employer along US-69
- **US-69 Retail Corridor** – National and regional retail, dining, and services

HEALTHCARE

- **INTEGRIS Miami Hospital** – Regional healthcare anchor; largest employer in Ottawa County

EDUCATION

- **NEO A&M College** – Northeastern Oklahoma A&M; higher education and industrial workforce pipeline

MANUFACTURERS

- **Discovery Plastics** – Plastics manufacturing
- **NEO Fabrication** – Fabricated metals
- **Scurlock Industries** – Industrial manufacturing
- **Don Hume Company** – Specialty manufacturing
- ~49 total manufacturers in Miami (D&B)

TRIBAL ENTERPRISE

- **Miami Nation Enterprises** – SBA 8(a); federal contracting and commercial operations
- **Miami & Modoc Tribe HQ** – Tribal government and enterprise operations

LANDMARKS

- **Coleman Theatre** – Historic Route 66; 1,600-seat performing arts venue
- **Downtown Miami** – County seat; Historic Route 66 Main Street

275K

POP. 30-MILE RADIUS

3.2%

UNEMPLOYMENT RATE

~90mi

TO TULSA, OK

~83mi

TO SPRINGFIELD, MO

~30mi

TO JOPLIN, MO

I-44

DIRECT INTERSTATE

MIAMI, OK – MARKET OVERVIEW

Miami, Oklahoma is the county seat of Ottawa County and the dominant commercial center in northeast Oklahoma. Strategically positioned at the tri-state convergence of Oklahoma, Missouri, and Kansas, Miami offers direct interstate access, affordable operations, and a committed labor base within a rapidly developing regional economy.

KEY DEMOGRAPHICS

METRIC	FIGURE	SOURCE
30-Mile Population	~275,000	City of Miami
Ottawa County Pop.	~30,400	U.S. Census ACS 2024
Unemployment Rate	3.2% (Oct. 2023)	MAEDS
Median Rent	~\$650/month	Scout Cities
Median Home Value	~\$123,300	Data USA 2024
Avg. Commute Time	20.6 min (vs. 26.4 national)	Data USA 2024
Violent Crime Rate	3.4/1,000 (below 3.62 national)	MAEDS
Veterans Population	2,192 (above national avg.)	MAEDS

MIAMI IN THE NEWS

- GRAND LAKE

Grand Lake O' The Cherokees – 46,500 acres, 1,300 miles of shoreline; "Crappie Capital of the World"; premier regional recreation and tourism anchor driving year-round activity
- AIRPORT

Miami Regional Airport – Brand-new 4,000 SF terminal opened Aug 2025; FAA-funded taxiway reconstruction and perimeter improvements planned
- OK STATE

Oklahoma Business Climate – \$7.865B in private capital investment statewide 2024; 30,000 new jobs; manufacturing = 11% of state GDP
- MAEDS

Economic Development – Miami Area Economic Development Service: \$17M+ in revolving loans; 2,300+ jobs created; active partnership with Oklahoma Dept. of Commerce
- TRIBAL

Tribal Economic Presence – Miami Tribe, Modoc Nation, Quapaw Nation; Miami Nation Enterprises (SBA 8(a)) drives significant federal contracting and enterprise activity
- ROUTE 66

Route 66 Revitalization – Oklahoma Dept. of Commerce Project 66 Grant actively funds Miami-area community investment and revitalization

MAJOR REGIONAL EMPLOYERS

- INTEGRIS Miami Hospital – regional healthcare anchor
- Northeastern Oklahoma A&M College (NEO A&M)
- Miami Nation Enterprises (MNE) – SBA 8(a) federal contractor
- Modoc Tribe of Oklahoma & Quapaw Nation
- ~49 manufacturing companies in Miami market (Dun & Bradstreet)
- Walmart Supercenter – major retail employment anchor

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