

AVAILABLE INDUSTRIAL BUILDING FORM

Building Name: Activity Center		Address: 2316 W. Shawnee	
City: Muskogee		County: Muskogee	Available Square Feet: 6,000 sq ft
Zoning: CH	Multi-Tenant Y/N?	Lease Price: 5 yrs-11.90/sf	Lease Price/Sq Ft:
Sale Price/Sq Ft: 99.17		Sale Price: 595,000	Terms: Cash to Seller, Owner financing
Suitable Uses: Call Center, day care		Former Usage: Workforce Office	Major Improvements: totally remodeled

PHYSICAL SPECS

Construction Date:	Plant Air Conditioning?	Office Air Conditioning? yes
Building Total Square Feet: 6,000	Spacing of Load-Bearing Columns (Feet):	Building Structure Type:
Office Square Feet: 6,000	Building Handicapped-Accessible? Yes	Sprinkler: Yes
Site Size (in Acres):	Is Freezer Space Available?	Size of Freezer Space:
Other Lands Available (acres)?	Is Cooler Space Available?	Size of Cooler Space:
Ceiling Height Center (Feet):	Ceiling Eaves Height (Feet):	# of Parking Spaces:
Floor Thickness (in Inches):	Floor Reinforced?	Plat Plan Available?
Number of Drive-In Doors:	Number of Dock-High Doors:	Floor Plan Available?
Number of Cranes:	Crane Size:	Brochure Available?

CONTACT INFORMATION

Contact Name:		Company:	
Address:	Telephone:	Fax:	
Email:		Web Address:	
Region:	Within City Limits?	Legal Description:	
Premise Address:	Directions:	Major Tenants:	

TRANSPORTATION

Miles to Highway:	1	Highway Name:	69	Miles to Major Airport:	45
Airport Name:	Tulsa Inter.	Is Rail to Site?	no	Miles to Rail Line:	
Rail Provider:		Rail Size Type:		Is Site Rail Available?	

UTILITIES

Is Water Available to the Site? Yes	Is Natural Gas at Site? Yes	Is Phone Service to the Site? Yes
Feet to Nearest Water Line:	Feet to Nearest Gas Line	Feet to Nearest Telecom Line:
Size and Type of Water Line:	Size and Type of Gas Line:	Size and Type of Telecom Line:
Name of Water Provider: City of Muskogee	Name of Natural Gas Provider: ONG	Name of Telecom Provider: AT&T
Is Sewer Line to the Site? Yes	Is Electric Available to Site? Yes	Is Phone Service to the Site?
Feet to Nearest Sewer Line:	Feet to Nearest Electric Line:	Bandwidth Speed:
Size and Type of Sewer Line:	Size and Type of Electric Line:	Name of Telecom Provider:
Name of Sewer Provider: City of Muskogee	Name of Electric Provider: OG&E	

ADDITIONAL COMMENTS: Totally remodeled, security system, broadband high speed internet, 10 yr. Old sewer and water lines, 88 frontage parking spaces, 2-new state of art 10 ton trane h/s units with capacity, expand by another 6,000 sq ft building if desired. H/A unit includes all new alarm and smoke detector systems, all new electrical parameter lights, all new ceramic tiles, totally remodeled kitchen area, buffet server all on 1.55 Acres

INCENTIVES (If you know these, fill in, but don't worry about them.)

City:	County:	School District
Foreign Trade Zone: Bartlesville Industrial Park?	Former Military Base?	
Foreign Trade Zone: International Business Park, Durant?	Former Native American Lands, Portions?	
Foreign Trade Zone: Mid-American Industrial Park, Pryor?	Former Native American Lands?	
Foreign Trade Zone: Port Authority, Will Rogers International Airport of Greater Oklahoma City Area?	Port Authority, Will Rogers International Airport of Greater Oklahoma City Area, Foreign Trade Zone 106?	
Foreign Trade Zone: Stillwater Industrial Park?	International Business Park Foreign Trade Zone 227?	
Foreign Trade Zone: Muskogee City - County Port Authority?	Maximum Net Benefit Under Oklahoma Quality Jobs Program?	
Foreign Trade Zone: Tulsa International Airport?	Foreign Trade Zone: Tulsa Port of Catoosa?	
Oklahoma Enterprise Zone?	Oklahoma Enterprise Zone, Portions?	
Oklahoma Quality Jobs Program?	Port of Muskogee Foreign Trade Zone 164?	
Tulsa Port of Catoosa Foreign Trade Zone 53?	Port of Catoosa Foreign Trade Zone 53, Subzone, Arco?	
High Employment County Opportunity Zone?	Port of Catoosa Foreign Trade Zone 53, Subzone, Mercruiser?	

