

BUILDING NAME: AG-FORTE		ADDRESS: 1500 BOXCAR ROAD	
CITY: MUSKOGEE 74403		COUNTY: MUSKOGEE	AVAILABLE SQUARE FEET: 20,502 SQ FT
ZONING: AIRPORT	MULTI-TENANT Y/N?	LEASE PRICE:	LEASE PRICE/SQ FT:
SALE PRICE/SQ FT:	SALE PRICE:	TERMS:	
SUITABLE USES:	FORMER USAGE:	MAJOR IMPROVEMENTS: COOLING SYSTEM	

PHYSICAL SPECS

CONSTRUCTION DATE: 1955-57 APPROXIMATE	PLANT AIR CONDITIONING? CENTRAL HEAT / AIR	OFFICE AIR CONDITIONING? C HT/AIR
BUILDING TOTAL SQUARE FEET: 20,502	SPACING OF LOAD-BEARING COLUMNS (FEET): 10 FEET	BUILDING STRUCTURE TYPE: CONCRETE BLOCK
OFFICE SQUARE FEET: 3,000	BUILDING HANDICAPPED-ACCESSIBLE? YES	TYPE OF SPRINKLER:
SITE SIZE (IN ACRES):	IS FREEZER SPACE AVAILABLE?	SIZE OF FREEZER SPACE:
OTHER LANDS AVAILABLE (ACRES)? 100+ NEARBY	IS COOLER SPACE AVAILABLE?	SIZE OF COOLER SPACE:
CEILING HEIGHT CENTER (FEET): 15 FT	CEILING EAVES HEIGHT (FEET): 15 FEET, BUT VARIES	# OF PARKING SPACES:
FLOOR THICKNESS (IN INCHES): SLAB	FLOOR REINFORCED?	PLAT PLAN AVAILABLE? YES
NUMBER OF DRIVE-IN DOORS: 3	NUMBER OF DOCK-HIGH DOORS:	FLOOR PLAN AVAILABLE? YES
NUMBER OF CRANES: 0	CRANE SIZE:	BROCHURE AVAILABLE?

CONTACT INFORMATION

CONTACT NAME: LEISHA HAWORTH		COMPANY: MUSKOGEE DEVELOPMENT	
ADDRESS: 216 W. OKMULGEE		TELEPHONE: 918-683-2816	FAX: 918-683-2110
EMAIL: LHAWORTH@MUSKOGEEDEVELOPMENT.ORG		WEB ADDRESS: WWW.MUSKOGEEDEVELOPMENT.ORG	
REGION: EAST CENTRAL	WITHIN CITY LIMITS? NO	LEGAL DESCRIPTION: ATTACHED	
PREMISE ADDRESS: 1500 BOXCAR ROAD	DIRECTIONS: DAVIS FIELD AIRPORT	MAJOR TENANTS: HUDSON FOODS	

TRANSPORTATION

MILES TO HIGHWAY: 0	HIGHWAY NAME: HWY 64	MILES TO MAJOR AIRPORT: TULSA INTL. 48
AIRPORT NAME: DAVIES FIELD ON SITE	IS RAIL TO SITE? NO	MILES TO RAIL LINE: 5
RAIL PROVIDER: UNION PACIFIC	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: 8 INCH	SIZE AND TYPE OF GAS LINE: 1 AND 1/4 INCH	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/SUDDENLINK
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: 50 FEET	BANDWIDTH SPEED:
SIZE AND TYPE OF SEWER LINE: 8 INCH	SIZE AND TYPE OF ELECTRIC LINE: 3 PHASE	NAME OF TELECOM PROVIDER:
NAME OF SEWER PROVIDER: CITY OF MUSKOGEE	NAME OF ELECTRIC PROVIDER: OG&E	

ADDITIONAL COMMENTS: ELECTRIC: 77 KVA-THREE PHASE ABOVE GROUND, 208/120 VOLTS

INCENTIVES (IF YOU KNOW THESE, FILL IN, BUT DON'T WORRY ABOUT THEM.)

CITY: MUSKOGEE	COUNTY: MUSKOGEE	SCHOOL DISTRICT: HILLDALE
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? YES	
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? POTENTIAL	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, MERCUISER?	

