

OKLAHOMA DEPARTMENT OF COMMERCE AVAILABLE INDUSTRIAL BUILDING FORM

Building Name: Bealls		Address: Cut's Shopping Mall	
City: Muskogee		County: Muskogee	Available Square Feet: 27,000
Zoning: comm./light Industrial	Multi-Tenant Y/N?	Lease Price:	Lease Price/Sq Ft: 3.00
Sale Price/Sq Ft:	Sale Price:	Terms: negotiable	
Suitable Uses: retail, mfg	Former Usage: retail and manufacturing	Major Improvements:	

PHYSICAL SPECS

Construction Date: 1977	Plant Air Conditioning? Yes	Office Air Conditioning? Yes
Building Total Square Feet: 27,000	Spacing of Load-Bearing Columns (Feet): 30	Building Structure Type: concrete blocks
Office Square Feet: 2,000	Building Handicapped-Accessible? Yes	Type of Sprinkler:
Site Size (in Acres):	Is Freezer Space Available?	Size of Freezer Space:
Other Lands Available (acres)? No	Is Cooler Space Available?	Size of Cooler Space:
Ceiling Height Center (Feet): 14	Ceiling Eaves Height (Feet): 14	# of Parking Spaces: 50
Floor Thickness (in Inches):	Floor Reinforced? Concrete	Plat Plan Available?
Number of Drive-In Doors: 0	Number of Dock-High Doors: 0	Floor Plan Available? Yes
Number of Cranes: 0	Crane Size: 0	Brochure Available? No

CONTACT INFORMATION

Contact Name: Bill Richards		Company: Bill Richards & Associates, LLC	
Address: 4208 N. Spruce	Telephone: 918-261-0096	Fax: 918-355-9335	
Email: bilric@valornet.com		Web Address:	
Region: Northeast	Within City Limits? Yes	Legal Description:	
Premise Address:	Directions:	Major Tenants:	

TRANSPORTATION

Miles to Highway:	Located on Hwy 62	Highway Name:	Hwy 62	Miles to Major Airport:	45
Airport Name:	Tulsa Int. Airport	Is Rail to Site?	No	Miles to Rail Line:	
Rail Provider:		Rail Size Type:		Is Site Rail Available?	No

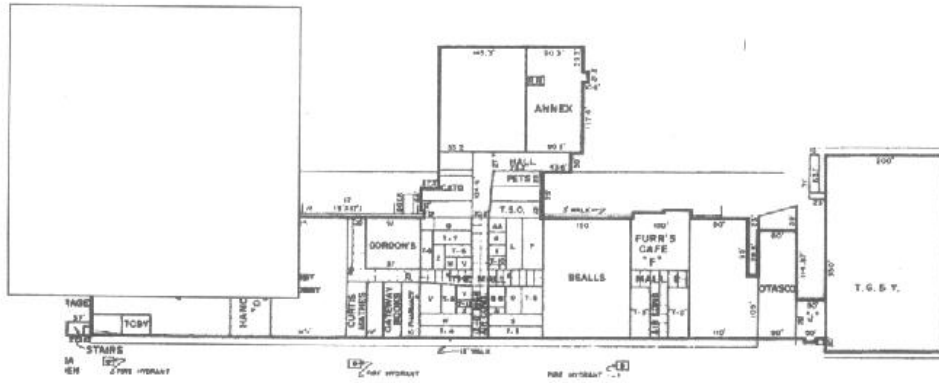
UTILITIES

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" iron	Size and Type of Gas Line:	Size and Type of Telecom Line:
Name of Water Provider: City	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? Yes
Feet to Nearest Sewer Line:	Feet to Nearest Electric Line:	Bandwidth Speed:
Size and Type of Sewer Line: 8" vcp	Size and Type of Electric Line:	Name of Telecom Provider: AT&T
Name of Sewer Provider: City	Name of Electric Provider: OG&E	

ADDITIONAL COMMENTS:

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Curt's Mall Muskogee, Oklahoma



View of Mall from Shawnee Street (Hwy 62)

