

Building Name: Coors Warehouse		Address: 609 W Peak Blvd	
City: Muskogee		County: Muskogee	Available Square Feet: 39,520
Zoning: Light Industrial "G"	Multi-Tenant Y/N?	Lease Price: 110,250 annually	Lease Price/Sq Ft: 2.25 sq. ft. warehouse/6.00 sq. ft. office
Sale Price/Sq Ft:	Sale Price: \$ 1,570,000		Terms:
Suitable Uses: warehouse/distribution	Former Usage: Built for Coors Warehouse/Distribution Center. Recently used for ceramic tile warehouse.		Major Improvements:

PHYSICAL SPECS

Construction Date: 1973	Plant Air Conditioning? no	Office Air Conditioning? yes
Building Total Square Feet: 39,520	Spacing of Load-Bearing Columns (Feet):	Building Structure Type: concrete tilt up
Office Square Feet: 7,120	Building Handicapped-Accessible? Yes	Type of Sprinkler: none
Site Size (in Acres): 10.58	Is Freezer Space Available? no	Size of Freezer Space:
Other Lands Available (acres)? 40+ Greenfield acres available south of railroad	Is Cooler Space Available? yes	Size of Cooler Space: 15,00 sq ft
Ceiling Height Center (Feet): 20	Ceiling Eaves Height (Feet): 17 feet 11.5 inches	# of Parking Spaces: 30 spaces
Floor Thickness (in Inches): 6 in. concrete	Floor Reinforced? yes	Plat Plan Available? Yes
Number of Drive-In Doors: 2	Number of Dock-High Doors: 2	Floor Plan Available?
Number of Cranes: n/a	Crane Size:	Brochure Available?

CONTACT INFORMATION

Contact Name: Leisha Haworth		Company: Greater Muskogee Development Corp	
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Email: lhaworth@muskogeedevelopment.org		Web Address: www.muskogeedevelopment.org	
Region:	Within City Limits? yes	Legal Description:	
Premise Address: 609 W. Peak Blvd		Directions:	Major Tenants: Coors

TRANSPORTATION

Miles to Highway:	0	Highway Name:	Highway 165	Miles to Major Airport: 18	45
Airport Name:	Tulsa International Airport	Is Rail to Site?	yes	Miles to Rail Line:	0
Rail Provider:	Union Pacific	Rail Size Type:	Spur	Is Site Rail Available?	yes

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: 18 inch	Size and Type of Gas Line: 4 inch medium pressure	Size and Type of Telecom Line:
Name of Water Provider: City of Muskogee	Name of Natural Gas Provider: Oklahoma Natural Gas	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: 12 inch	Size and Type of Electric Line:	Name of Telecom Provider:
Name of Sewer Provider: City of Muskogee	Name of Electric Provider: OG&E	Distance to Nearest Port: 5 miles

ADDITIONAL COMMENTS:

Building has onsite dock loading and unloading from rail.

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?	

