

Building Name: Warehouse - (Jenkins Buildings)		Address: 2801 E. 31 <sup>st</sup>	
City: Muskogee		County: Muskogee	Available Square Feet: 15,000 to 20,000
Zoning: Commercial-Industrial	Multi-Tenant Y/N?	Lease Price:	Lease Price/Sq Ft:
Sale Price/Sq Ft:		Sale Price: \$460,000	Terms:
Suitable Uses: Mfg. Plant, Warehouse		Former Usage: Mfg plant	Major Improvements:

**PHYSICAL SPECS**

Construction Date: 1987	Plant Air Conditioning?	Office Air Conditioning?
Building Total Square Feet:	Spacing of Load-Bearing Columns (Feet):	Building Structure Type: Brick
Office Square Feet: 1,900	Building Handicapped-Accessible?	Type of Sprinkler:
Site Size (in Acres): 5 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: 20
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**

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Region:	Within City Limits? No	Legal Description:	
Premise Address: 2801 E. 31 <sup>st</sup> .	Directions: South side Peak Blvd	Major Tenants:	

**TRANSPORTATION**

Miles to Highway:	Highway Name:	Miles to Major Airport:
Airport Name:	Is Rail to Site?	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?	Is Phone Service to the Site?
Feet to Nearest Water Line:	Feet to Nearest Gas Line	Feet to Nearest Telecom Line:
Size and Type of Water Line: 6' PVC	Size and Type of Gas Line:	Size and Type of Telecom Line:
Name of Water Provider: City	Name of Natural Gas Provider:	Name of Telecom Provider:
Is Sewer Line to the Site? Yes	Is Electric Available to Site?	Is Phone Service to the Site?
Feet to Nearest Sewer Line:	Feet to Nearest Electric Line:	Bandwidth Speed:
Size and Type of Sewer Line: 48" Concrete	Size and Type of Electric Line:	Name of Telecom Provider:
Name of Sewer Provider:	Name of Electric Provider:	

**ADDITIONAL COMMENTS:**

Excellent commercial set up. Four buildings located on 5 acres. Brick office has 1900 sq. ft. with 3600 sq.ft. Warehouse attached. Also, 3 add'l buildings with 19,000 sq.ft., several overhead doors. South edge of Muskogee off of Peak Blvd.

**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?	