

Building Name: Marvin's		Address: 615 N. York	
City: Muskogee	County: Muskogee	Available Square Feet: 30,330	
Zoning: E1 Retail	Multi-Tenant Y/N?	Lease Price:	Lease Price/Sq Ft: 3.00 sq ft. as is
Sale Price/Sq Ft: N/A	Sale Price:		Terms: flexible
Suitable Uses: Retail	Former Usage: grocery and retail, Boy Howdy		Major Improvements:

PHYSICAL SPECS

Construction Date:	Plant Air Conditioning? Yes	Office Air Conditioning? Yes
Building Total Square Feet: 30,330	Spacing of Load-Bearing Columns (Feet):	Building Structure Type:
Office Square Feet:	Building Handicapped-Accessible? Yes	Type of Sprinkler:
Site Size (in Acres):	Is Freezer Space Available? Yes	Size of Freezer Space:
Other Lands Available (acres)?	Is Cooler Space Available? Yes	Size of Cooler Space:
Ceiling Height Center (Feet): 14	Ceiling Eaves Height (Feet): 14	# of Parking Spaces: ample parking lot for shopping center
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: Leisha Haworth		Company: Greater Muskogee Development Corp	
Address: 216 W. Okmulgee		Telephone: 918/683-2816	Fax: 918/683-2110
Email: lhaworth@muskogeedevelopment.org		Web Address: www.muskogeedevelopment.org	
Region:	Within City Limits? yes	Legal Description:	
Premise Address:	Directions:	Major Tenants:	

TRANSPORTATION

Miles to Highway:	0	Highway Name:	Highway 62	Miles to Major Airport:	45
Airport Name:	Tulsa International Airport	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?
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: Oklahoma	Name of Telecom Provider:
Is Sewer Line to the Site? yes	Natural Gas	Is Phone Service to the Site?
Feet to Nearest Sewer Line:	Is Electric Available to Site? yes	Bandwidth Speed:
Size and Type of Sewer Line:	Feet to Nearest Electric Line:	Name of Telecom Provider:
Name of Sewer Provider: City of Muskogee	Size and Type of Electric Line:	
	Name of Electric Provider: OG&E	

ADDITIONAL COMMENTS:

Was "Boy Howdy" retail store. Closed in February 2007.

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?	

