

AVAILABLE INDUSTRIAL BUILDING FORM

Building Name: Pepsi Plant		Address: 5301 S. Cherokee	
City: Outside City Limits		County: Muskogee	Available Square Feet: 15950
Zoning:	Multi-Tenant Y/N?	Lease Price: N/A	Lease Price/Sq Ft:
Sale Price/Sq Ft:	Sale Price: \$658,000		Terms:
Suitable Uses: distribution/warehouse	Former Usage: Distribution/warehouse	Major Improvements:	

PHYSICAL SPECS

Construction Date: 1975	Plant Air Conditioning? C ht/air	Office Air Conditioning? C ht/air
Building Total Square Feet: 15950	Spacing of Load-Bearing Columns (Feet): clear span	Building Structure Type: metal
Office Square Feet:1350	Building Handicapped-Accessible? yes	Type of Sprinkler:
Site Size (in Acres): 8.62	Is Freezer Space Available?	Size of Freezer Space:
Other Lands Available (acres)?	Is Cooler Space Available?	Size of Cooler Space:
Ceiling Height Center (Feet): 20 ft	Ceiling Eaves Height (Feet): 20ft	# of Parking Spaces:
Floor Thickness (in Inches): 6'	Floor Reinforced?	Plat Plan Available? yes
Number of Drive-In Doors: 2	Number of Dock-High Doors: 2 with leveler	Floor Plan Available?
Number of Cranes: 0	Crane Size:	Brochure Available?

CONTACT INFORMATION

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Email: lhaworth@muskogeedevelopment.org		Web Address: www.muskogeedevelopment.org	
Region:	Within City Limits? No	Legal Description:	
Premise Address: 5301 S. Cherokee	Directions:	Major Tenants: Coors, Daltille	

TRANSPORTATION

Miles to Highway:	0-hwy 64, 18-I40	Highway Name:	Hwy 64	Miles to Major Airport:	48 Tulsa Int.
Airport Name:	Davis Field-2 miles	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? 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: 2" copper	Size and Type of Gas Line: 2"	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
Is Sewer Line to the Site? No	Is Electric Available to Site? Yes	Is Phone Service to the Site?
Feet to Nearest Sewer Line:	Feet to Nearest Electric Line: 125 ft	Bandwidth Speed:
Size and Type of Sewer Line:	Size and Type of Electric Line: 240 single phase	Name of Telecom Provider:
Name of Sewer Provider:	Name of Electric Provider: OG&E	

ADDITIONAL COMMENTS: Electric 25 kva-underground

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?	

