

AVAILABLE INDUSTRIAL BUILDING FORM

Building Name: Trailer World		Address: 3143 N 32 nd st	
City: Muskogee		County: Muskogee	Available Square Feet: 38,817
Zoning: commercial	Multi-Tenant Y/N?	Lease Price:	Lease Price/Sq Ft:
Sale Price/Sq Ft:		Sale Price:	Terms:
Suitable:warehouse/office/mfg/retail		Former Usage: retail, service, mfg	Major Improvements: remodeled,

PHYSICAL SPECS

Construction Date: 1979	Plant Air Conditioning? no	Office Air Conditioning? yes
Building Total Square Feet: 38,817	Spacing of Load-Bearing Columns (Feet): N/A	Building Str Type: brick/metal
Office Square Feet:	Building Handicapped-Accessible? yes	Type of Sprinkler:
Site Size (in Acres): 10.05	Is Freezer Space Available? no	Size of Freezer Space: N/A
Other Lands Available (acres)?	Is Cooler Space Available? no	Size of Cooler Space: N/A
Ceiling Height Center (Feet): 8' - 25'	Ceiling Eaves Height (Feet): 8' - 25'	# of Parking Spaces: 41+
Floor Thickness (in Inches):	Floor Reinforced?	Plat Plan Available?
Number of Drive-In Doors: 2	Number of Dock-High Doors: 2	Floor Plan Available? yes
Number of Cranes: 0	Crane Size: N/A	Brochure Available? yes

CONTACT INFORMATION

Contact Name:		Company:	
Address:	Telephone:	Fax:	
Email:		Web Address:	
Region:	Within City Limits?	Legal Description:	
Premise Address:	Directions:	Major Tenants:	

TRANSPORTATION

Miles to Highway:	frontage	Highway Name:	Hwy 69	Miles to Major Airport:	45
Airport Name:	Tulsa int.	Is Rail to Site?	no	Miles to Rail Line:	N/A
Rail Provider:	N/A	Rail Size Type:	N/A	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:	Size and Type of Gas Line:	Size and Type of Telecom Line:
Name of Water Provider: city of muskogee	Name of Natural Gas Provider: ONG	Name of Telecom Provider:
Is Sewer Line to the Site? Septic system	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:	Size and Type of Electric Line:	Name of Telecom Provider:
Name of Sewer Provider:	Name of Electric Provider: OG&E	

ADDITIONAL COMMENTS: Hwy frontage 684 ft. bld#1 29135 sq ft, offices, showroom, warehouse, 3 bay drivethrough garage with extra tall overhead doors. Both bldgs approx. warehouse space 21000+sq ft, service garage 11,000 sq ft. warehouses have suspended infrared heaters, showroom and offices have central heat and air and extensive internet/network wiring and have been updated. Large conference room. Condition of all property is good to excellent and has been improved and updated. New construction north end of bldg #1. Lots of power to all facilities. Unit #2 has 9682 sq ft.

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?	

