

BLDG. 100

6789 HWY 69 S

115,500 SF

GPS coordinates: +36° 14' 29.78", -95° 20' 14.66"



Former Use: Luxury Coach Manufacturing

GENERAL

Total building size.....	118,325 SF
Manufacturing.....	89,100 SF
Office/Showroom.....	16,800 SF
Parts/Service.....	9,600 SF
Main Floor Sub-Total.....	115,500 SF
Mezzanines / attached & detached space.....	2,825 SF
Total.....	118,325 SF
Building dimensions.....	560 x 165 x 300 x 100 x 140 x 160 x 200
Exterior.....	Brick & industrial metal
Acres.....	12.23
Site dimension.....	637 x 760 x 770 x 491 x 282
Building & site.....	Both expandable
Parking spaces.....	204
Building completed.....	1990

INTERIOR

Floor type.....	6" reinforced
Eave height.....	18'4" & 14'11"
Column spacing.....	9 different spacings
Insulation.....	Yes
Air conditioning.....	Office, display area, parts
Heating.....	Forced air & radiant
Sprinkler.....	Wet
Natural gas service.....	Yes
Water.....	3", 8" & 10"
Sewer.....	6" gravity, 3" force main & lift station
Electrical service.....	4,250 amps - 5 panels
Master control centers.....	5

EXTERIOR LOADING

Truck well.....	One 14' x 14'
Grade level.....	Four 14' x 14' / Four 12' x 12' / Six 12' x 14'
Rail siding.....	No, could be extended

SPECIAL FEATURES / EQUIPMENT

- Binks paint booth
- Make ready booth
- Two interior vented paint areas
- Air compressor - Ingersoll-Rand SSR-EP50
- Air distribution system
- One 1/2 ton bridge crane
- Two 3 ton bridge cranes
- One 3 ton mobile crane
- Five air filter machines

UTILITIES

Electric.....	GRDA
Natural gas.....	ONG
Water.....	MidAmerica
Sewer.....	MidAmerica

TERMS.....For Sale or Lease

CONTACT

Larry Williams, General Manager (lwiliams@maip.com) or
 Don Berger, Marketing Director (domb@maip.com)
 Toll Free (out-of-state) 1-888-624-3500

NOTE: Information contained herein is deemed reliable, but not guaranteed. Potential buyer should perform own investigations and analysis.

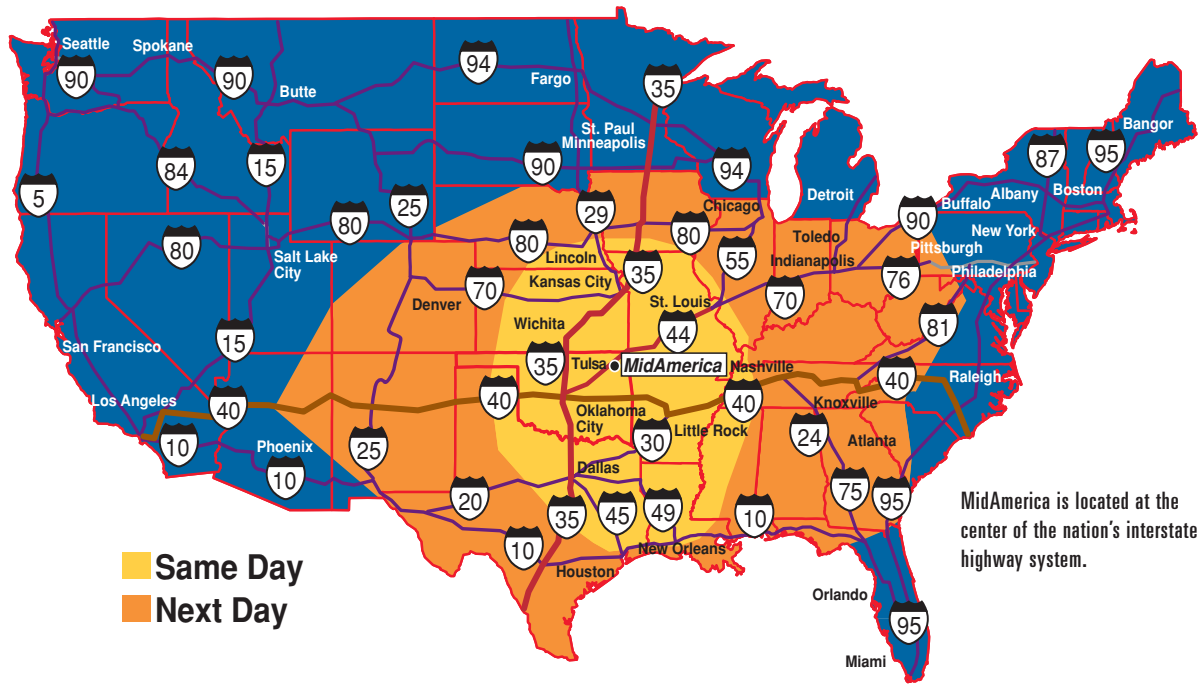
P.O. BOX 945
 PRYOR CREEK, OK 74362-0945
 918-825-3500
 FAX 918-825-4022

MidAmerica
 INDUSTRIAL PARK

www.maip.com

N O W A V A I L A B L E A T M I D A M E R I C A

M I D A M E R I C A ' S A D V A N T A G E S



MidAmerica's Locational Advantages

- ▶ 9,000 acres under single ownership since 1960.
- ▶ Logistically positioned in the center of the nation, equidistant from both coasts.
- ▶ Park owned / operated water and wastewater systems; save 20% to 50%.
- ▶ Park owned / operated regional business airport; 24 hr. credit card service on jet fuel and avgas.
- ▶ State designated enterprise zone and a foreign trade zone.
- ▶ Great surface transportation access, located between I-40 and I-44 on U.S. Highway 69.
- ▶ Be under construction in a matter of days; no cumbersome building permit process.
- ▶ "Wholesale" electrical rates; 7 substations.
- ▶ Two natural gas suppliers with competitive pricing available.
- ▶ Two on-site training centers: one offers FREE industry training, the other offers post secondary advanced manufacturing training.
- ▶ Broadband fiber optic networks, POPs, DSL, wireless.
- ▶ Federal incentives: take advantage of accelerated depreciation (recovery period shortened by approximately 40%) and employee tax credits.

Located at the junction of US Highway 69 and US Highway 412, MidAmerica is near some of the nation's most highly-traveled thoroughfares. I-44 is just 20 miles to the north and I-40 is only 57 miles to the south. Plus, barge transportation is less than thirty minutes away.



MidAmerica

O K L A H O M A ' S L A R G E S T I N D U S T R I A L P A R K