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143,000 SF

GPS coordinates: +36° 14' 55.0", -95° 18' 18.00"



Former Use: Aerospace Manufacturing

GENERAL

Total building size.....143,000 SF (Off 10,000 SF, Mfg 133,000 SF)*
 Building dimensions.....200' x 560' + three attached areas:
 20' x 20', 50' x 40', 25' x 24'
 Exterior.....Industrial metal grade, brick face on office
 Site size.....22+ acres
 Site dimensions.....509' x 1,351' x 1,035' x 821'
 ParkingAsphalt, 523 spaces
 Security.....Security system included
 Surveillance.....Sym Safe 16+2-320, 298GB;
 software V1.28I; 6 cameras
 Access control.....Topaz 1.4.5 – 11 secure areas
 UPS.....Powerware model 9170
 Phone system.....Nortel with 47 Norstar phones: 11 Model
 7310, 20 Model 7208 & 16 Model 7100
 Location.....OK State Highway 69A frontage
 DWG files.....Available at www.maip.com/605/dwg

INTERIOR

Floor type.....6" reinforced concrete slab
 Floor coating.....Epoxy
 Eave height.....24 feet
 Column spacing.....Two 60' x 25' & one 80' x 25'
 Insulation.....3" vinyl back in manufacturing, 6" fiberglass in office
 HVAC.....Server & phone rooms heated & cooled by Mitsubishi;
 other areas heated & cooled by Rheem
 Connectivity.....Copper connected to fiber optics
 Air distribution system.....Yes
 Water2" & 8" lines

Sewer.....4" connected to 8"
 Natural gas.....3"
 Sprinklers.....Wet except Halon-equipped server & phone rooms

ELECTRICAL

- 2500 KVA transformer
- One Square D MDP: 1,200 amp, 3 phase, 4w, 480/277
- One Square D MDP: 1,600 amp, 3 phase, 4w, 480/277
- 12" cable trays / GE bus ways throughout manufacturing area

LOADING

Rail siding.....No, but Union Pacific lead is adjacent
 Dock high w/levelers.....Four 8'x10'
 Ground level.....No

UTILITIES

Electric.....GRDA
 Gas.....ONG
 Water & Sewer.....MidAmerica

TERMS

.....For Sale or Lease

CONTACT

Sanders Mitchell, Administrator (smitchell@maip.com) or
 Don Berger, Marketing Director (domb@maip.com)
 Toll Free (out-of-state) 1-888-624-3500

*Manufacturing area also includes server & phone rooms, manufacturing offices, shipping & receiving area, maintenance shop, two break rooms, three restrooms. Two smoking enclosures outside with patio areas consisting of nearly 700 SF not included in total square footage.

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H I G H L I G H T S



Furnishings not included.



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