



Vinita Industrial Park (AEPOK)

Available Acres: 174

Address:

Eastern State Hospital Road
Vinita, OK 74301 (Craig)

Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review is available upon request. This 174-acre undeveloped property adjoining an existing industrial park is located in Vinita, Craig County, Oklahoma. Zoned Industrial. Utilities are in place and within close proximity. Located close to US 60 and I-44.



Site Details:

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|----------------------------|----------------------------|
| Available Acres: 174 | Adjacent Avail. Acres: 0 |
| Topography: Gently Sloping | Setting: Agricultural Land |
| Zoning: Industrial | Within City Limits: No |

Transportation:

| | |
|---|------------------------|
| Nearest Interstate: I-44 | Distance (miles): 2 |
| Nearest 4-Lane Highway: US 60 | Distance (miles): 0.15 |
| Nearest Commercial Airport: Tulsa International Airport | Distance (miles): 60 |
| Rail Served: No | |

Utilities:

Electric Distribution: AEP - Public Service Company of Oklahoma
Natural Gas Distribution: Oklahoma Natural Gas
Water: City of Vinita
Sewer: City of Vinita
Local Telecommunications Service: Atlas Telephone Company and Junction Fiber

Contact:

Janet P. Smith
AEP - Public Service Company of Oklahoma
212 East 6th Street
Tulsa, OK 74119
Phone: 918-599-2405
Fax: 918-599-3480
E-Mail: jpsmith1@aep.com
Web site: <http://www.aeped.com>

Eddy Allensworth
Vinita Industrial Development Authority
120 West Canadian
Vinita, OK 74301
Phone: 918-256-5585
Fax: 918-713-0103
E-Mail: eddy@okstatebank.com
Web site: <http://www.vinita.com>

Offering:

Sale Price: \$2,000 per acre
Lease Rate (Sq. Ft./Per Year): N/A