



## 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.

### Contact:

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### Site Details:

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

### Offering:

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