

FOR LEASE: The District

North of MidAmerica Industrial Park
Highway 69A, Pryor, OK 74361



PROPERTY INFORMATION:

- Approx. 1,200 - 4,000 SF Spaces Available
- Pad Sites Available
- Restaurant, Retail, Office and Medical Sites Available

LOCATION:

- Across From MidAmerica Industrial Park
- Excellent Frontage Along a High Traffic Corridor
- Convenient Highway Access

FUTURE GROWTH:

- 4,200 Employees Within MidAmerica Industrial Park
- Multiple Housing Options planned (Apartment and Single-Family Houses)
- 162 Acre Commercial & Retail Development



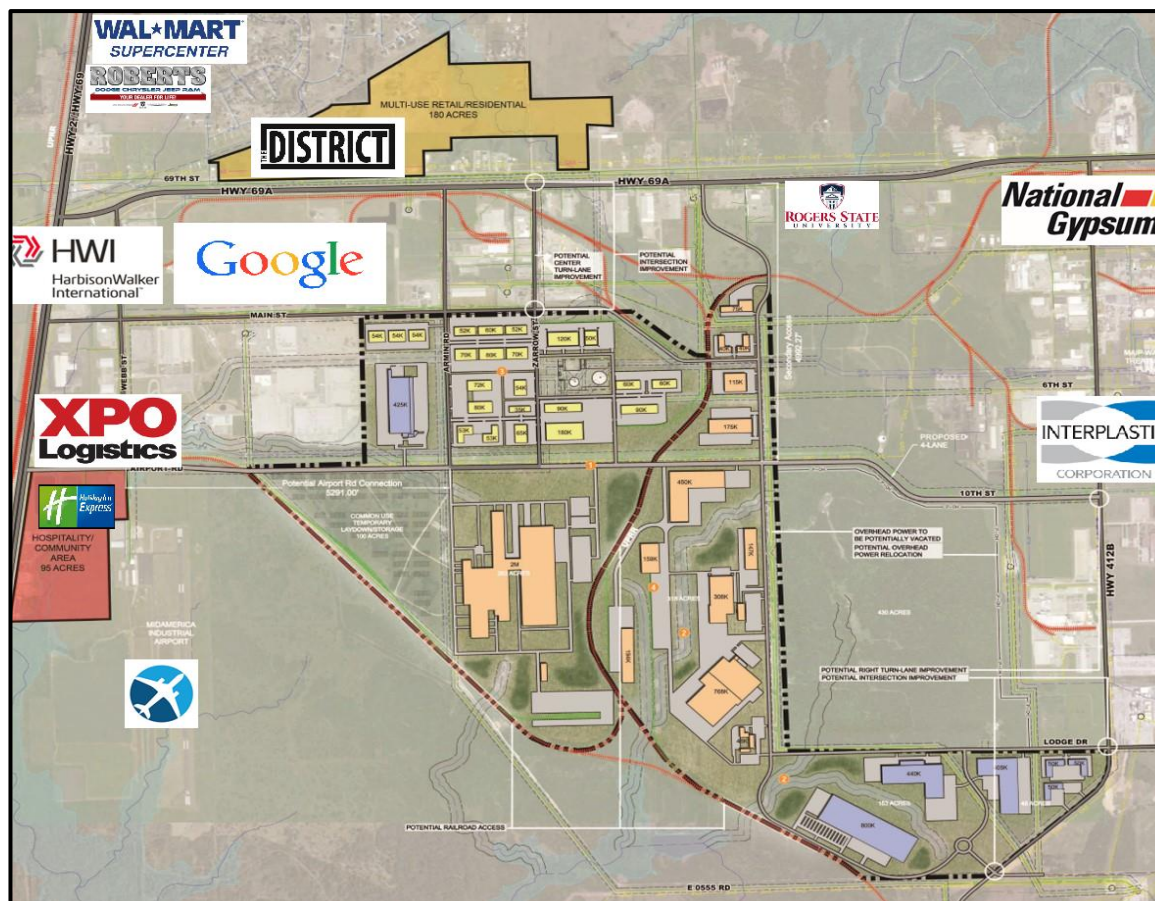
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“NEARLY 80 FIRMS HAVE OPERATIONS AT MIDAMERICA INCLUDING MORE THAN A DOZEN ‘FORTUNE’ AND ‘GLOBAL 500’ DIVISIONS”

Notable Companies:

- Google
- Georgia Pacific Gypsum
- NORDAM
- OSU Institute of Technology
- Worldwide Steel Works

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The District Demographic Information

Population and Income:

- Pryor & Chouteau Combined Population: 11,636
- Total Population 20-mile radius: 93,623
- Total Population 30-mile radius: 291,748
- 2016 – 2021 population increase expected: 3.2%
- Average Household Income 30-mile radius 2017: \$69,977.00
- Average Household Income 30-mile radius 2022: \$85,679.00
- 10 colleges and universities located within 50 miles of The District
- Total Employment at MAIP: 4,200

Growth:

- Planned Housing units by Mid America (Phase 1): 200
- The District Size (Phase 1): +/- 30,000 SF, 16 Tenants
- 1,100 acres shovel ready for new development in the Mid America Industrial Park

Location:

- Located at the junction of US Highway 69 and US Highway 412
- Traffic Count Highway 69A (2017): 7,500 VPD
- Traffic Count Highway 69 (2017): 18,200 VPD

Notable Companies in Mid America Industrial Park:

See Attached List of Companies

In the News:

- <https://www.newson6.com/story/39087045/midamerica-industrial-park-in-pryor-announces-the-district-development>
- https://www.tulsaworld.com/opinion/editorials/tulsa-world-editorial-google-just-keeps-getting-bigger-in-mayes/article_1d5f606b-fc48-5138-a9b6-4a604befde41.html?fbclid=IwAR03qSPJmzA--GzmlM_846BSGon2z9TPWH56rFioZuY7ia2SIK_I95Av3_Q
- <https://www.youtube.com/watch?v=qajIwR67VxQ>

Mid America Industrial Park Companies

AECI (Springfield MO-65801)
Action Group Staffing
Air Products and Chemicals, Inc.
AIRGAS Co.
American Castings LLC
Ashley Electric
Bennett Steel, Inc.
Berry Global
Brent Electric
Buckley Powder Co.
Buzzi Unicem USA (Lone Star Ind.)
Cabot Norit Americas Inc.
Cadet Manufacturing, Inc. (Chouteau)
CBI Electric
C&M Supply, Inc.
Cherokee Nation Career Services
Cherokee Nation Industries
Cherokee Nation Metal Works Dock #5
Chouteau Fuels LLC (Chouteau)
Class Ten Industries
DuPont Pryor Site (Formerly Solae)
Electrical Services, Inc.
Endot Industries
Evans Enterprises, Inc.
Fabricut, Inc.
FASTENAL
G.A.P. Roofing, Inc.
Grand River Energy Center (Chouteau)
GRDA Transmission Headquarters
Graybar Electric Co, Inc. (Bldg 616)

Hamill Trucking
HarbisonWalker International
HE&M, Inc.(Industrial Coatings)
HE&M, Inc. (HE&Msaw)
IBT Inc.
Interplastic Corporation
ISCO Industries
J & W Mechanical & Industrial Supply
Kaman Industries
Kenco Logistic Services, LLC
L & M Fabrication
Marmic Fire and Safety Co.
Mayes County BMX
MESTA
Mid America Machining & Fabrication
MidAmerica Airport
Mid America Outfitters
MidAmerica Expo Center
MidAmerica Industrial Park
Mid-South Maintenance, Inc.
NGC Industries, Inc.
NORDAM Testing Facility (Chouteau)
NETC Industry Training Center
Orchids Paper Products Co. - Mill
Orchids Paper Products Co. - Converting
Performance Pipe
Praxair
Pryor Plant Chemical Co.
Pryor South C.A.R.D. Headstart
Q.M.I., Inc.

RAE Corporation (Century & TSI)
Red Devil, Inc.
Rick Ogden Concrete Construction
Robbins Trucking LLC (Beaver Express)
RSU
S & D Electric Motor LLC
Siemens Energy
SYGMA
Tack Design
Transwood Trucking
TRB Steel, LLC
Tulsa Life Flight (Tulsa 74136)
Unified Brands
Urgent Care of Green Country
Williams Construction Co.
Worldwide Steel Works
XPO Logistis-W
XPO Logistics-E
Commercial Area Businesses:
Comfort Inn & Suites
Days Inn & Suites
Denny's
Econo Lodge
E-Z Mart Truck Stop #678
Freedom Fuel
Hampton Inn & Suites
Holiday Inn Express
Mia's Italian Grill & Steak House
MidAmerican Grille Restaurant
Bestwestern Locust Grove Inn & Suites