

Checotah

Gateway To
Beautiful Lake Eufaula
Oklahoma's Largest



Lake Eufaula is a favorite destination for water sports enthusiasts, fishermen and all types of outdoor activities.

Located in the Heart of Oklahoma's Lake Country, Checotah and Lake Eufaula offers manufactures of boats, swimming pools and other kinds of recreational items an ideal place to showcase their products.

If you don't know about the Oklahoma Advantage, you really should check it out. Oklahoma has one of the nation's most comprehensive Tax Incentive Program, with money saving program tailored to fit each company's specific needs. Go to: www.okcommerce.gov for details or call today!

What do you need to make your business succeed ?

Transportation?

Checotah sets at the crossroads of two of the busiest highways in the nation—Interstate 40 and U.S. 69, and Union Pacific Railroad. The McClellan-Kerr Inland Waterway is just minutes away.

Workforce?

There is a labor pool of over 80,000 within 30 miles of Checotah with two colleges and a v-tech for training.

Room to grow, space?

Besides the building featured, Checotah has over 100 acres of industrial property ready to go.

Utilities?

Oklahoma has some of the lowest rates in America and Checotah produces in excess of one million gallons of water per day.

Quality of life?

Checotah has quality of life second to none. Good schools—voters approved a bond issue to build a new high school which opened last year, as Gateway to Lake Eufaula there are lots of recreational opportunities and the living is easy.

We believe in the future - come and discover your future with us!

Call or E-Mail Today!

Larry Smith @ 405-382-9514 or
E-mail: L.Smith@sscok.edu

Come to
Oklahoma!

**Where Interstate 40
Meets US 69**



For Sale

**70,000 sq. ft.
Manufacturing
Facility**

**Formerly fiberglass boat
manufacturing**

70,000 sq. ft. on 22 acres for \$950,000

At the cross roads of America, this 70,000 sq. ft. facility features a custom built , 3,500 sq.ft., two story office building , on 22.6 acres, Business 69 Hwy frontage and rail across the highway

Lots of room to grow!



3,500 Sq. Ft. Custom Office Building



Designed to build fiberglass boats there are four separate buildings besides the office building: assembly- 50x150x14, lamination in 3 parts - 225x50x14, 100x100x16 and 50x100x18, R & D 50x100x14 and warehouse - 60x150x18. There are 3 spray booths and foam room. The facility is serviced by a 2 inch gas line w/5 PSI, 480 volt 3-phase electric.

**Call or E-Mail
Today!**

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