



The Real Estate and Leasing Office would like to thank everyone that attended the inspection of the 201 NE 48th Street property in Oklahoma City. The following questions were asked during the inspection and will be shared with all interested parties:

- What about the zoning?
 - I-2: Moderate Industrial
 - From the City of Oklahoma City website: “The I-2 District is intended primarily for the conduct of light manufacturing, assembly and fabrication, and for warehousing, wholesale and service uses, which may generate relatively low levels of noise, odor, smoke, dust or intense light. Industrial uses permitted may require good accessibility to air, rail or street transportation routes, but do not depend heavily on frequent personal visits of customers or clients. Provision is also made for outdoor operation and storage.”
- What about the Sprinkler/Fire Suppression System?
 - There is a fire alarm system; however, we did not find any evidence of a fire suppression system and the condition is unknown.
- What was the original use?
 - Manufacturing - Original owner was the Fife Corporation (formerly Fife Manufacturing Company)
- Is the ground compacted for tractor trailer use?
 - Unknown for certain but more than likely no.
- What is the condition of the roof?
 - Metro Tech was the last user of the property and said the roof was in fair to poor condition.
- Plumbing?
 - Metro Tech said the condition is poor.
- HVAC?
 - Condition is poor. Package units located on the roof have had their copper removed.
- Does the building have asbestos and do you have an environmental report?
 - It is unknown if this property has asbestos. Career Tech did not have an environmental report. The Real Estate and Leasing Office has asked Metro Tech to check their records.
- Do you have scaled floor plans?
 - The Real Estate and Leasing Office has asked Metro Tech to check their records.
- Can time be scheduled for an additional inspection?
 - Yes. Contact Brian Wright (405-522-0049 or brian.wright@omes.ok.gov) to set a time.