



1 Scroll Drive Arkadelphia, AR

HIGHLIGHTS

- Location off I-30 proximity to the port of Little Rock and Little Rock airport.
- Location of property branches out a radius surrounding Little Rock/ Oklahoma/Texas /and Missouri.
- Overall costs for manufacturers will help bring prospective tenants.
- Economic development is very proactive in putting incentive plans for potential users with help from the state.
- It has a reliable and loyal workforce.
- Building is excellent condition fully air conditioned heavy power and lack of of good space in the central Arkansas area.
- 1 of a kind manufacturing building in Arkansas Texas Louisiana and Missouri.

BISNOW

“Nearly two-thirds of North American manufacturers say they are likely to bring production and sourcing back to the continent”

May 12, 2020

By Dean Boerner
Bisnow, San Francisco.

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THE NEW YORK TIMES

“The pandemic, and Trump’s trade policy, are accelerating a trend to bring manufacturing back to America.”

May 11, 2020

By Robert E. Lighthizer
Mr. Lighthizer is the U.S. trade representative.

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SPECIFICATIONS

SIZE:

Approximately 344,000 sf
Manufacturing/Warehouse: 314,000 sf
Office: 30,000 sf

NO. OF BUILDINGS:

One fully air conditioned, modern single-story industrial facility.

GROUND:

Approximately 34 acres.

DATE OF CONSTRUCTION:

1982

**MAJOR CORPORATIONS
IN THE AREA:**

Drumco, Siplast, Alumacraft Boat, Alcoa, Anthony Timberlands, Inc, Polycarbon and Craft Performance Engines.

FORMER USE

Production of compressors for air-conditioning units and commercial freezers.

CEILING HEIGHTS:

22' - 23'5" to the joist and up to 35' to the joist in the high bay area (14' under drop ceiling areas).

SPRINKLER:

100% sprinklered via Wet System.

TRUCK LOADING:

Five (5) - 10'x10' dock high doors on the South side; four (4) - 10'x 10' dock doors on the North side with leveler seals and dok locks and one (1) - 14' x 20' grade level drive in door.

CRANE:

One (1) - 15 ton Bridge crane and several Jib cranes throughout.

RAIL:

Union Pacific rail serves the industrial park and a rail spur is possible.

LOCATION:

Ideally located in the Clark County Industrial Park; on Highway 67 and minutes to Interstate 30, and 75 miles from Hillary and Bill Clinton National Airport and Interstate 40.

