



# ARKANSAS WAREHOUSE AND DISTRIBUTION FACILITY

1001 East Raney, McCrory, ARKANSAS



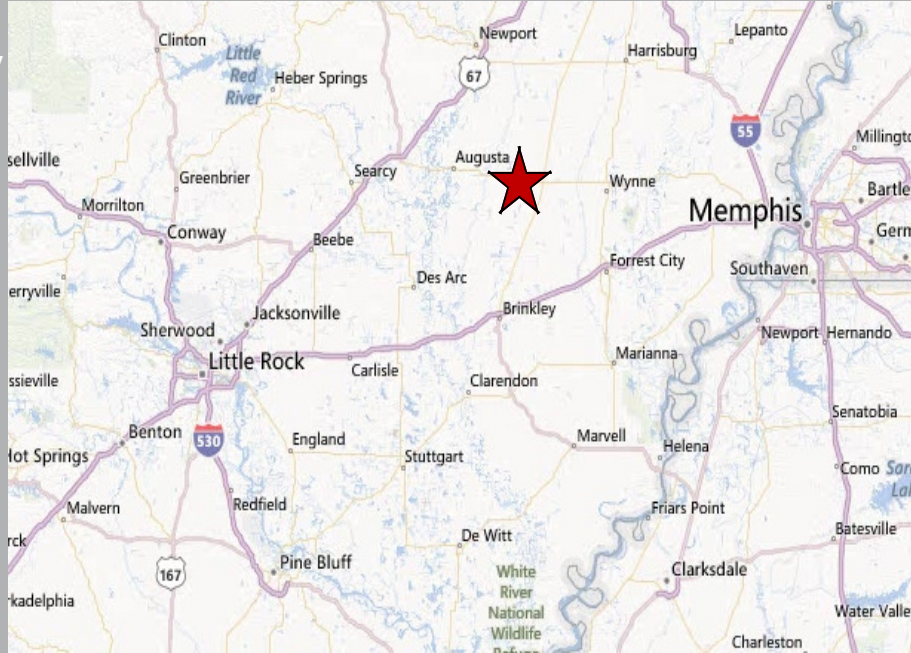
## **Former American Greetings Warehouse/Distribution Facility**

770,925 square foot facility on approximately 80 acres

McCrory, Arkansas

# The Opportunity

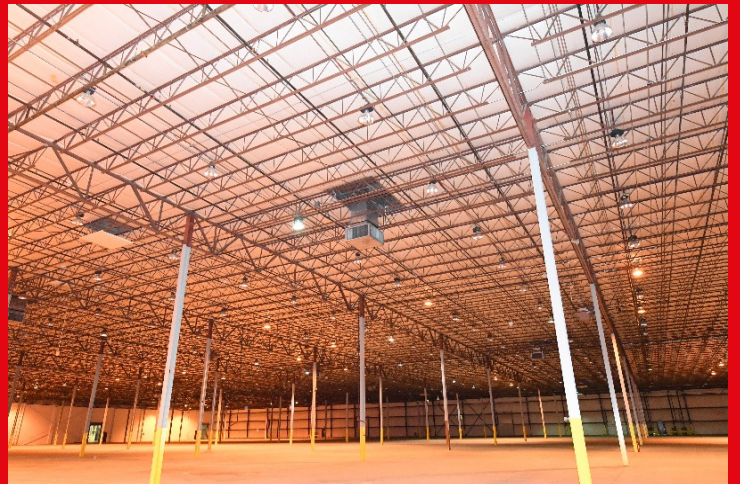
- 770,925 square foot distribution/warehouse facility on approximately 80 acres
- Approximately 6,000 square feet of office space
- Priced well below replacement cost
- Rail served by Union Pacific
- Very low cost of power through Entergy
- Affordable labor
- Right-to-work state



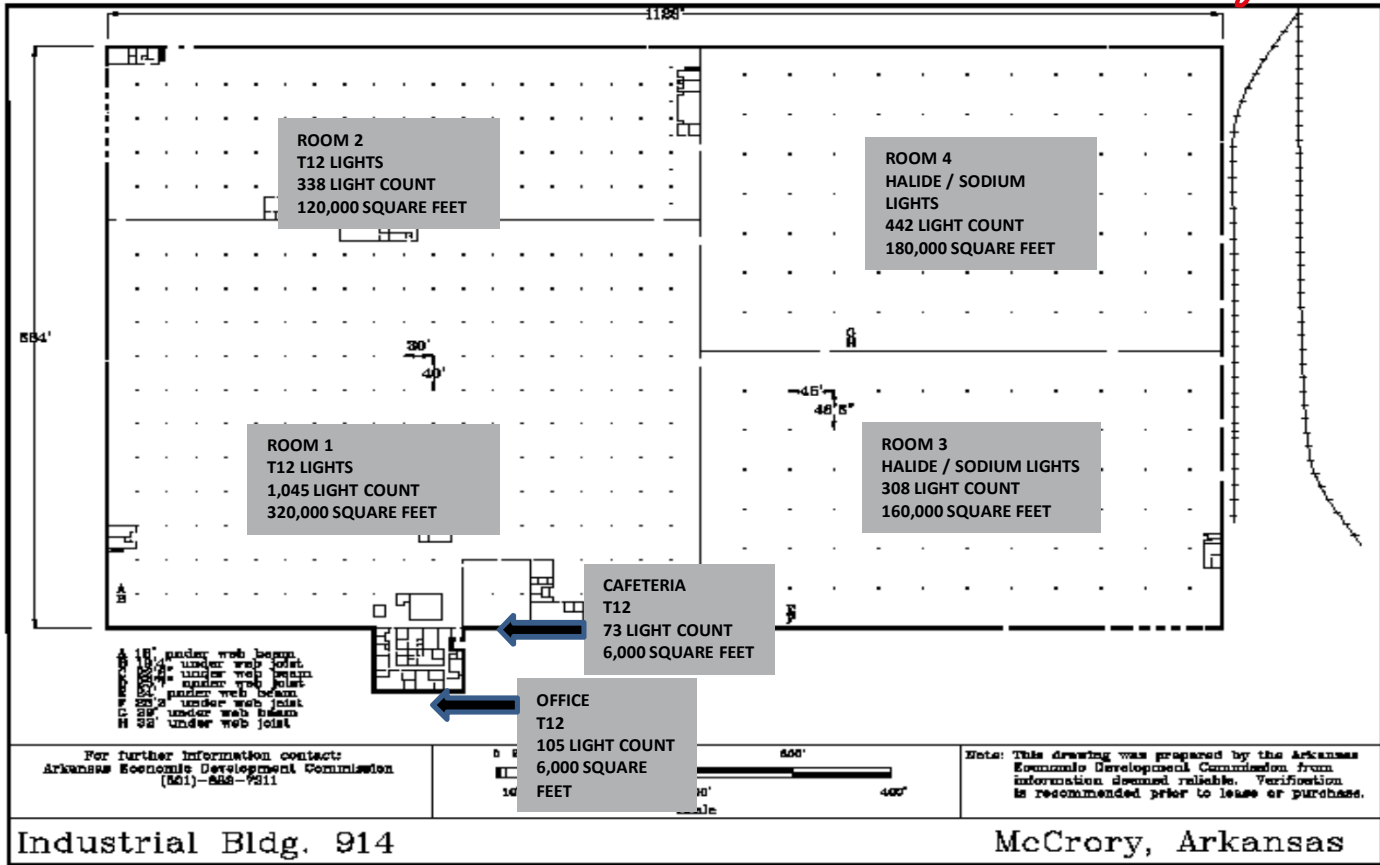
# The Location

McCrory is located in eastern Arkansas off of US 64-B, between Little Rock and Memphis. The city is strategically located on US 64-B, which runs east and west, and Arkansas Highway 17. McCrory is only a short 22 miles from I-40 and 50 miles from I-55. The Union Pacific Railway services McCrory, with America's #1 logistics hub, Memphis, being less than 65 miles away.

Located in the heart of east Arkansas, McCrory sits in Woodruff County, approximately half way between Little Rock, Arkansas, and Memphis, Tennessee. Situated in the Arkansas Delta, McCrory is home to vast areas of rich farmland and natural resources, such as scenic rivers and majestic lakes. The state of Arkansas provides home to various industrial bases including manufacturing, agriculture, forestry, business services and tourism. Among the manufactured goods, the principal supplies are chemicals, lumber and wood products, paper, steel, transportation, electronic equipment, plastic, rubber and furniture equipment. Major companies who call Arkansas their home include Wal-Mart, Murphy Oil, J.B. Hunt, Alltel, Tyson Foods and Chesapeake Energy. Because Arkansas is a right-to-work state, it is a profitable and premier choice for locating your business.



# Floor Plan | Distribution Facility



## Property specifications | 770,925 square feet

<b>Zoning</b>	M-1 (Light Manufacturing)
<b>Construction:</b>	1976 initial construction and 1986 expansion, insulated metal panel walls, h-steel columns variably spaced, 5" concrete slab floors, and built-up insulated metal deck with 2" foam insulation with a gravel surface
<b>Office area:</b>	Approximately 6,000 square feet
<b>Clear Height:</b>	18' - 32' clear ceiling height
<b>Cafeteria/break room area:</b>	Yes - in office area
<b>Total plant and office area:</b>	770,925 square feet
<b>Acres:</b>	Approximately 80
<b>Loading Facilities:</b>	23 (8' x 10') dock doors, and 1 (12' x 14') drive-in ramp
<b>Rail Service:</b>	Union Pacific railroad serves the west boarder of the property
<b>Electrical:</b>	Entergy; Maximum amp capacity of 4,000 amps: 277/480 volt; 3 phase; 4 wire [(1) 2,500 KVA pad-mounted transformer and (3) 500 KVA pole-mounted transformers
<b>Natural Gas:</b>	Centerpoint Gas; 4" main
<b>Water:</b>	City of McCrory
<b>Sewer:</b>	City of McCrory
<b>Sprinkler system:</b>	100% wet sprinkler
<b>Parking:</b>	20 truck trailers and 300 cars
<b>Column Spacing:</b>	30' x 40' original building 45' x 46'5" expansion area



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