



## LOCATION

The property is ideally located on US 64-B just off US 64; 40 minutes to State Highway 67; 70 miles to I-40 and the Little Rock International Airport; and 65 miles to Memphis, Tennessee and the Memphis International Airport.

McCrory is situated in Woodruff County, which is in the heart of east Arkansas, approximately half way between Little Rock, Arkansas, and Memphis, Tennessee. It's an area of rich land and natural resources. Located in the Arkansas Delta, McCrory is home to some of the most scenic rivers and majestic lakes in America.

Arkansas is in close proximity to the geographic and population centers of the United States. Within a 550-mile radius is a market of 103 million people (42% total U.S. population). The transportation network and central U.S. location define the state as a strategic distribution center. Arkansas has one of the largest inventories of navigable waterways in the nation, with more than 1,000 miles along five rivers. A navigable river is within 65 miles of every county in the state.

The principal industries in the State include manufacturing, agriculture, forestry, business services and tourism. Among the principal goods manufactured are chemicals, lumber and wood

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products, paper, electronic equipment, rubber, plastic, furniture, apparel, steel and transportation equipment. Major companies who call Arkansas their home include Wal-Mart, Murphy Oil, Tyson Foods, Alltel, Dillard's, J.B. Hunt Transport and Chesapeake Energy.

A right-to-work state, Arkansas is a profitable choice for locating a business. Advantage Arkansas (Arkansas Enterprise Zone Program) offers a state income tax credit for job creation based on the payroll of new, full-time, permanent employees hired as a result of a project.

The pro-business environment, low cost of housing, taxes and energy, along with an atmosphere of economic stability, make Arkansas a premier choice for your business.



## GROWING POTENTIAL



Magnificent, one-story, 770,925 sq. ft. building on 80 acres in

McCRORY, ARKANSAS

Subdivision of property possible



Adjacent 80 acres available separately

CONSTRUCTION

5" reinforced concrete floors; ceiling heights to 32'7"; steel columns spaced 45' x 46'5" and 30' x 40'; insulated metal panel walls

UTILITIES

Electric power supplied by Entergy; gas supplied by Centerpoint Gas; municipal water and sewer

LIGHTING

High pressure sodium, metal halide and fluorescent

SPRINKLER

100% wet system

OFFICE SPACE

12,100 sq. ft. of modern, air-conditioned office space

COMPRESSED AIR

Air-lines throughout

RAIL

Spur served by Union Pacific

TRUCK LOADING

Twenty-three 8'x 10' dock-high doors with levelers and one 12' x 14' drive-in ramp with electric door

ADDITIONAL FEATURES

- Extensive security and fire system
- Computer/communication room with climate control and UPS system
- Paved and lighted parking for 300 cars
- 60% of facility is air-conditioned



Rail spur



Entrance



Manufacturing/Distribution Area

