



SITE & BUILDING INFORMATION
Highland Airport Facility
Building at Camden Regional Airport (CDH/Harrell Field)

Local Contact Information	James Lee Silliman Executive Director Ouachita Partnership for Economic Development 625 Adams Avenue Camden, AR 71701 877-248-6733 (Toll Free) 870-836-2210 Ext. 103 (Office) 870-818-3778 (Cell) caidcark@yahoo.com
Greenfield Acreage Available	Two adjacent 10-acre parcels divided by a driveway which could be relocated; a 300-acre parcel available on east side of airport adjacent to candidate building; and a 181-acre parcel available on west side of airport adjacent to the runway.
Site/Building Name/Title	Highland Airport Facility Building at Camden Regional Airport (CDH/Harrell Field)
Digital Site Photos and Drawing	See aerial at this link: http://www.teamcamden.com/index.php/camdenregionalairport .

Existing Building	<p>Well maintained 450 x 360, 228,270 SF tilt-up building built in 1974 with metal roof, including 52,400 SF office, 168,400 SF manufacturing in an attached engineered metal building, 3,000 SF mezzanine storage/offices, 3,000 SF exterior storage, plus 45 toilets, interior loading dock areas, utility rooms, and 1,100 paved parking spaces. Former General Dynamics/Hughes Electronics electronic assembly facility. Abuts 6,500' runway of Camden Regional Airport off US Highway 79 and Arkansas Highway 274 in East Camden, Arkansas. Building is 100% wet sprinklered, has redundant electric power with redundant fiber optic trunk line access at adjacent Highway 274. This 30-acre property is fenced with gate house and is ADT monitored with perimeter camera; expansion possible to adjacent 10-acre and 300-acre parcels. Chiller air conditioning and boiler heating systems with sewer, water, natural gas, electric power, and cellular service in place.</p> <p>Maximum clearance between beams is 30' with 16' under beams at sidewall; minimum clearance is 26' 7" with 12' 5" at sidewall; column spacing is 25'x45'. Facility has four 8'x20' dock-height doors with levelers, is adjacent to a Federal Express facility, and is serviced by Woodfield Trucking and Highland Industrial Park Warehousing. Rail access is 0.5 mile to East Camden & Highland RR (short-line railroad) and 2 miles to Union Pacific. Building is sub dividable. Property is within one mile of SAU Tech, a two-year college located in the 15,000-acre plus Highland Industrial Park - home to major defense contractors including Aerojet, Armtec/Esterline Defense Group, General Dynamics, Lockheed Martin, National Technical Systems, Raytheon, Spectra Technologies, and American Rheinmetall Defence. Lease or purchase.</p> <p>Exterior: Tilt-up Roof: Metal Building Size: 450 x 360</p>
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	<p>Available: 228,270 SF, including 52,400 SF office, 168,400 SF manufacturing, 3,000 SF mezzanine storage/offices, 3,000 SF exterior storage, plus interior loading dock areas and utility rooms.</p> <p>Paved Parking Spaces: 1,100</p> <p>Acreage Included: 30 Acres, with expansion opportunities to adjacent properties of an additional 10 acres and 300 acres</p> <p>Dock High Doors: 4</p> <p>Shipping: Adjacent to Federal Express facility, serviced by Woodfield Trucking and Highland Industrial Park Warehousing</p> <p>Manufacturing Area: 165,782 Square Feet</p> <p>Column Spacing: 25 Ft Length & 45 Ft Width</p> <p>Min Clearance Under Beams: 12 Feet 5 Inches</p> <p>Max Clearance Under Beams: 16 Feet 0 Inches</p> <p>Min Clearance Between Beams: 26 Feet 7 Inches</p> <p>Max Clearance Between Beams: 30 Feet 0 Inches</p> <p>Floor Type: Concrete</p> <p>Sprinkler System: 100% Wet Sprinklered</p> <p>Air Conditioning: Chiller</p> <p>Heating System: Boiler</p> <p>Capacity of Largest:</p> <p>Office Area: 55,432 Square Feet</p> <p>Air Conditioning: Chiller</p> <p>Heating: Boiler</p> <p>Toilets for Men: 6 in Office Area, 7 in Manufacturing Area</p> <p>Toilets for Women: 9 in Office Area, 23 in Manufacturing Area</p> <p>Security: Fenced, gate house, ADT monitored with perimeter cameras</p>
Property Control	<p>Highland Industrial Park owns the property, a subsidiary of Highland Resources, Inc of Houston, Texas.</p> <p>http://www.highlandindustrialpark.com</p>
Clearances on the property – environmental, historic, endangered species, or wetlands.	<p>The Arkansas Department of Environmental Quality and the last occupant, General Dynamics, have completed the negotiation of a risk-based closure plan based upon samplings from 16 monitoring wells which have been in place for approximately ten years</p>
Asking Price(s)	<p>Owner prefers to lease in the \$2.25/SF range triple net and is willing to subdivide. Purchase price is in the range of \$3 million.</p>
Distance from Interstate	<p>The primary roadway access to CDH is via US Route 79. This highway runs in a northeast and southwest direction from Louisiana up into Memphis, TN. US Route 79 intersects US Route 278 just southwest of the airfield. To the east, US Route 278 proceeds to Warren and Monticello, and to the west the highway goes to Hope, and 1-30. The nearest interstate, 130, is located approximately 40 miles northwest of Camden. 1-30 West leads to Dallas, TX, while 130 East leads into Little Rock. The next closest Interstate, 1-20, is 84 miles south. 120 West leads to Dallas, TX, while 1-20 East goes towards Atlanta, GA. The primary road system between Camden and these interstates as well as neighboring cities like El Dorado is via various Arkansas state roads.</p>

Distance from the Airport and Highway	Property abuts 6,500' runway of Camden Regional Airport which borders US Highway 79 and Arkansas Highway 274 in East Camden, Arkansas. http://teamcamden.com/index.php/camdenregionalairport
Electricity Provider Contact Information/Service Available	Ouachita Electric Cooperative Mark Cayce General Manager Ouachita Electric Cooperative (870) 836-5791 mcayce@oecc.com
Gas Provider Contact Information/Service Available	Natural Gas Supplier: CenterPoint Energy Size Main: 4 Inches Mike Cash CenterPoint Entergy 950 Cash Rd. Camden, AR 71701 (870) 818-5970 (Cell) Mike.M.Cash@CenterPointEnergy.com
Water/Waste Water Contact Information/Service & Capacity Available	Water Supplier: Shumaker Water Utility Size Main: 8 Inches with 85 PSI Sewer Supplier: Shumaker Water Utility Size Main: 8 Inches, Services previously provided to 1,500 employees based at the building. Owned by Highland Industrial Park, Inc. 870-574-0010
Telecommunications Provider Contact/Service Available	AT&T with redundant fiber optic AT&T trunk line access at adjacent Highway 274 Chris McCollum, President Go Wireless P.O. Box 3261 East Camden, AR 7711 (870) 833-1010 (Cell) chris@gwhsi.com
Higher Education Within 20 Miles	Southern Arkansas University Tech less than one mile, plus Aviation Maintenance Technology program (http://www.sautech.edu/docs/aviation_main_tech.pdf) and facilities at the Camden Regional Airport (CDH/Harrell Field).
Local Incentives	Cash incentives negotiable based on projected employment numbers.