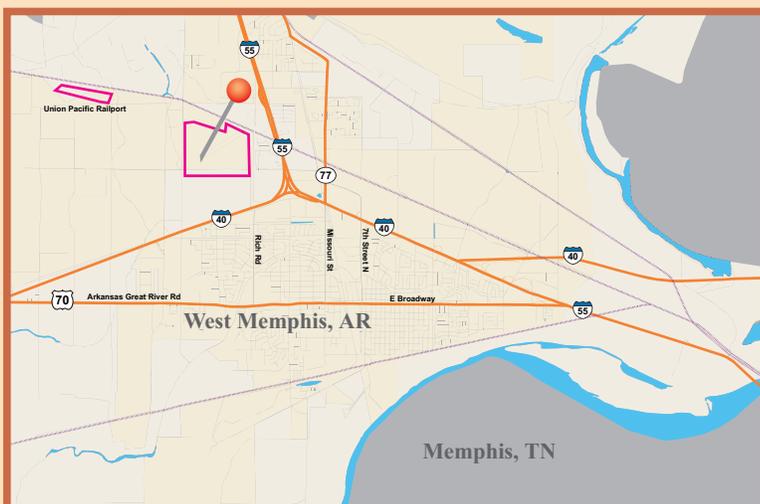


Mid-America Industrial Park FTZ Sub-Zone Eligible

*Mid-America Blvd at Family Dollar Parkway,
West Memphis, Arkansas*



Located in the City owned industrial park, the site is a Greenfield currently used as farmland. No floodplain, wetland, archaeological or endangered species issues. Ideally suited for distribution and manufacturing/ assembly facilities. Within 4 miles of the Union Pacific Intermodal Yard



- **Acreage/Dimensions:** 226 acres/sub-dividable
- **Zoning:** I-1 Industrial
- **Preparation:** Cleared Greenfield
- **Nearest Rail:** Union Pacific mainline is adjacent
- **Nearest Port:** Port of West Memphis, (within 6 miles)
- **Intestates:** I-40 (within 2 miles), I-55 (within 5 miles)
- **Four-lane highway:** US70 (within 3 miles)
- **Road Frontage:** Family Dollar Parkway
- **Gas Service:** At Site, 6" - 60 psi
- **Water:** At Site, 12" - 60 psi
- **Sewer:** At Site, 18"
- **Wastewater Limitations:** Ph 5.5 - 10.0, Oil & Grease (SGT-HEM) not to exceed 100 mg/l. All other limits will be based on federal categorical standards.
- **Electricity:** At Site, 13.8 kV
- **Electricity Rate:** Typical Industrial Rate of \$7,000 minimum demand charge Plus \$7.00 per kW of demand in excess of 1,000 kW Energy charge of \$0.0352 per kWh
Contact Economic Development for complete rate information.
- **Fire Rating:** ISO 2
- **Surrounding Businesses:** Family Dollar Regional Distribution Center, FedEx Ground (formerly Watkins Trucking, Skil Bosch Distribution Center.)

Price Range:

\$40,000 - \$45,000 per acre

Contact: Ward Wimbish

Director, Economic Development

205 South Redding · West Memphis, AR 72301

870-732-7500 · wimbish@westmemphis.com

The overview information provided in this packet is to inform the prospect of detailed information regarding the site in question. Information is subject to change without notification. Information is provided by sources deemed reliable, however, it is the responsibility of the prospect to determine the suitability of the site for his particular use. The City of West Memphis does not warrant the accuracy or comprehensiveness of any information provided herein.

Please contact the Office of Economic Development at 870.732.7500 for the most current information.