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**INDUSTRIAL BUILDING FOR SALE**



580 Mid America Blvd., Hot Springs, Arkansas



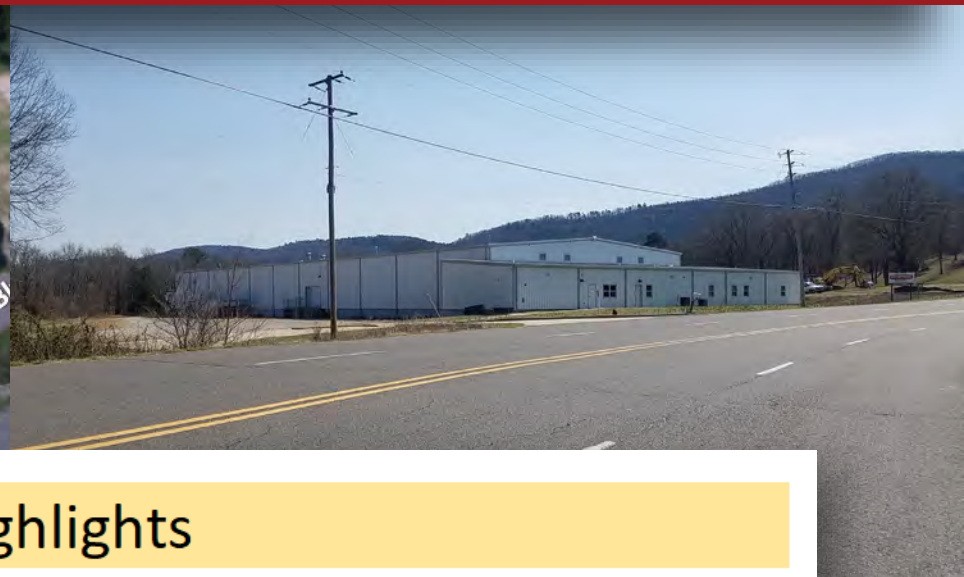
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**MID AMERICA INDUSTRIAL PARK**



580 Mid America Blvd., Hot Springs, Arkansas



## Highlights

32,125sf +/- Cold Storage Food Packing Facility

5 Acres +/-

2 Dock High Doors / Drive Thru Door

Two 5,000-gallon Grease Traps

Processing, Packaging & Storage Warehouse

Constructed in 2010 / Floor Plan Available

Located in Mid America Industrial Park



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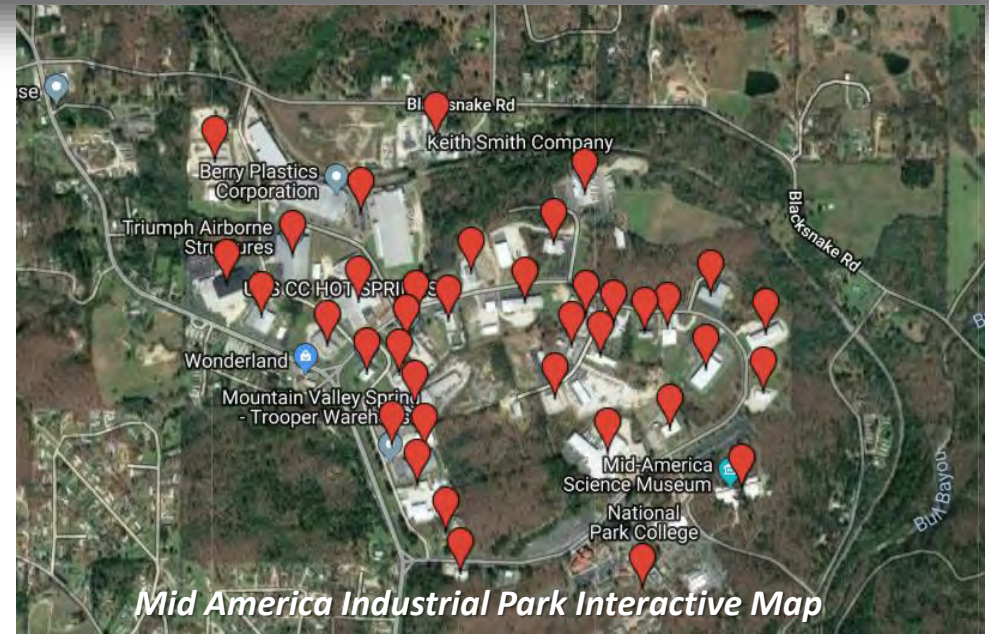
# PROPERTY HIGHLIGHTS



## 580 Mid America Blvd., Hot Springs, Arkansas

**The Property** is a former meat packing facility located in Mid America Industrial Park in Hot Springs, AR. The facility was built in 2010, designed specifically for food processing / manufacturing. It is a fully cooked USDA facility with HACCP certifications. The facility is situated on 5 AC and features a 3,611 SF freezer 5,149 SF of cooler. There are 2 dock high doors and 1 drive in. The building is sprinklered and there is 2,750 SF of office.

**Garland County** was formed on April 5, 1873, and was named for Augustus. H. Garland, governor of Arkansas, U.S. Senator, and President Glover Cleveland's attorney general. Hot Springs, the county seat, has drawn visitors to the area for many years. The landscape of Garland County is rugged terrain and heavily forested Ouachita Mountains. In 1832, Hot Springs National Park became the first national reservation set aside for recreational purposes and is the only national park within a city. There are 47 springs along the base of the Hot Springs Mountain. The courthouse is the only one in Arkansas located in a national park. An act of the U.S. Congress was required to acquire part of the block where the courthouse stands. Recreation and tourism have always been mainstays of the county's economy, along with livestock production and logging. One of the largest quartz crystal mining operations in North America is located in Garland County. The famous Oaklawn Park offers thoroughbred horse racing from February through April. Three lakes — Lake Ouachita, Lake Catherine and Lake Hamilton — all offer a full range of water sports and recreation facilities. <https://www.arcounties.org/counties/garland/>



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# ABOUT THE AREA

# 580 Mid America Blvd., Hot Springs, Arkansas

## OVERVIEW:

This property is located in Mid America Industrial Park in Hot Springs, Arkansas. It is a former meat packing plant and has a large cold storage area. A floor plan is available on request.

## LOCATION:

580 Mid America Blvd., Hot Springs, Arkansas

## TAX INFORMATION:

Property ID – 107434

Annual Taxes – \$9,303.78 (2018)

Appraised Value – \$1,069,400 (2018)

## SITE DATA:

Land Size – 5.001 Acres +/-

Frontage – 330' +/- on Mid America Blvd

Traffic Count - 7,700vpd on Mtn. Pine Rd. (2018 avg)

Zoning - Outside City Limits

## IMPROVEMENTS:

### Building –

Plant: 27,500sf

Office: 2,750sf

Shipping: 1,875sf

Total Building: 32,125sf +/-

Parking – Large paved parking lot

### Utilities –

Electric: Entergy Arkansas

Water & Sewer: City of Hot Springs

Gas: Centerpoint Energy

### Links –

[Hot Springs Metro Partnership](#)

[Greater Hot Springs Chamber of Commerce](#)

[Arkansas Economic Development Commission](#)

[West Central Arkansas Planning & Development District](#)

[Arkansas Economic Development Institute](#)

[Arkansas Association of Counties / Garland County](#)

[Arkansas Municipal League](#)

[Fact Finder Demographics Reports](#)

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# PROPERTY DETAILS

580 Mid America Blvd., Hot Springs, Arkansas



Brian Gehrki, Principal Broker  
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**PRICE: \$ 1,599,000**

FLOOR PLAN  
AVAILABLE

**VIEW ON WEBSITE**



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