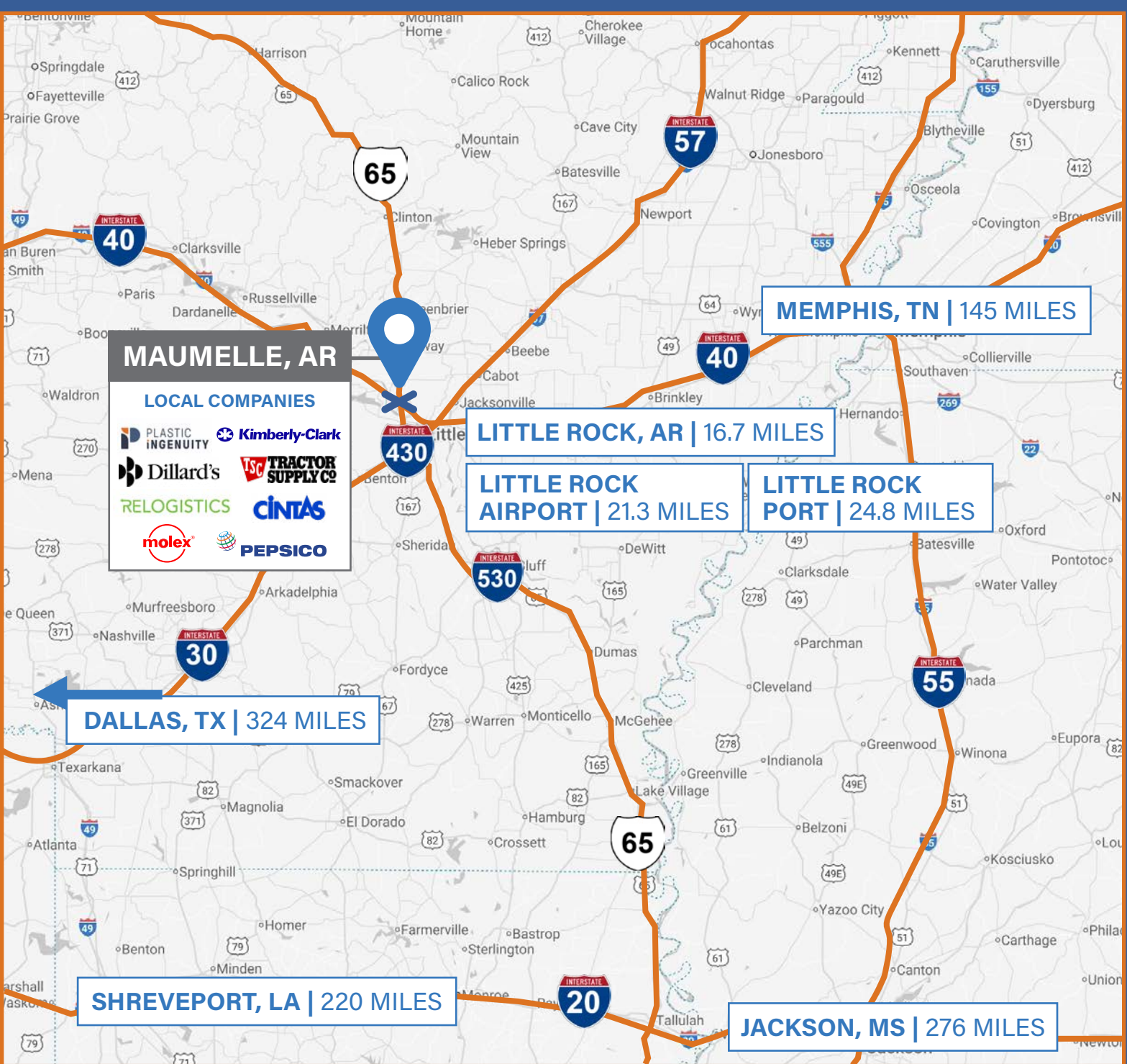




**400 MURPHY DR. MAUMELLE, AR**

599,465 SF on 27.97 AC  
 (Will Consider Subdivision)



**MAUMELLE, AR**

**LOCAL COMPANIES**

-  
-  
-  
-  

**LOCATION DESCRIPTION**

The property is ideally located in the Maumelle Industrial Park within 3 miles from I-40; 11.5 miles to I-430; 13.8 miles to I-30; 20.2 miles to Bill and Hillary Clinton National Airport; 24.5 miles from Little Rock Port Authority; 146 miles from Memphis; 325 miles from Dallas/Ft Worth.

 Find out more at: [properties.binswanger.com/Maumelle-AR](https://properties.binswanger.com/Maumelle-AR)



**SIZE**

**599,465 SF**



**ACRES**

**Approx. 27.97 AC**



**DIMENSIONS**

**1,356' x 436'**



# PROPERTY INFORMATION

**BREAKDOWN:**

Warehouse: 592,465 SF  
Office: 7,000 SF

**COLUMN SPACING:**

48'x48' in the original section;  
48'x54' in the expansion

**CEILING HEIGHTS:**

28' clear to the joist at the side wall;  
up to 32' clear at the center line

**CONSTRUCTION DATE:**

Original section was built in 1984;  
expansion was built in 1995

**CONSTRUCTION:**

- Floors: 6" reinforced concrete floors
- Walls: Precast tilt wall panels
- Roof: Built up insulated metal butler standard seam roof
- Columns: Steel

**LIGHTING:**

LED lighting throughout with motion sensors

**WATER:**

Supplied by City of Maumelle

**SEWER:**

Supplied by City of Maumelle

**NATURAL GAS:**

Supplied by Summit

**POWER:**

Supplied by Entergy; 1- 1000 KVA transformer. Power is distributed throughout the building via switchgear panels.

**FIRE PROTECTION:**

100% Wet sprinklered system throughout the warehouse

**VENTILATION:**

Provided via fans in the roof and levelers in the walls

**HEAT:**

4 large King National space heater units provided throughout the warehouse

**OFFICE SPACE:**

Fully air-conditioned offices as follows: 1st Floor office: 7,758sf; 2nd floor office – 7,318 sf; shipping office – 1,915 sf and receiving office - 2,668 sf; spaces include carpet flooring, breakroom on the 1st floor of the main office.

**PARKING:**

196 lighted and paved car parking spaces

**TRUCK LOADING:**

- 84 – 8'x9' Dock high doors equipped with seals and levelers (Kelley levelers with 40,000 lb capacity) as follows:
- Northside of building: 40 dock high doors plus 1 – 10'x15' drive-in door (original building)
- Southside of building: 44 dock high doors plus 1 – 11'x20' ramp door (expansion building)

**RAIL:**

Main rail line borders the eastern edge of the property and serviced by Union Pacific; rail spur is possible

**FIBER OPTICS:**

Provided by AT&T and Verizon; data room is equipped with raised flooring and 1 Liebert cooling system

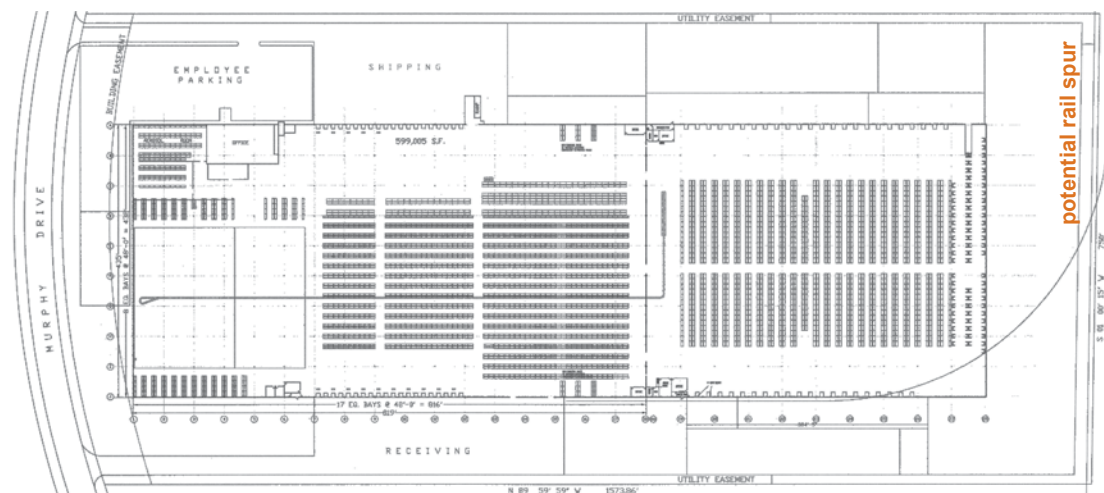
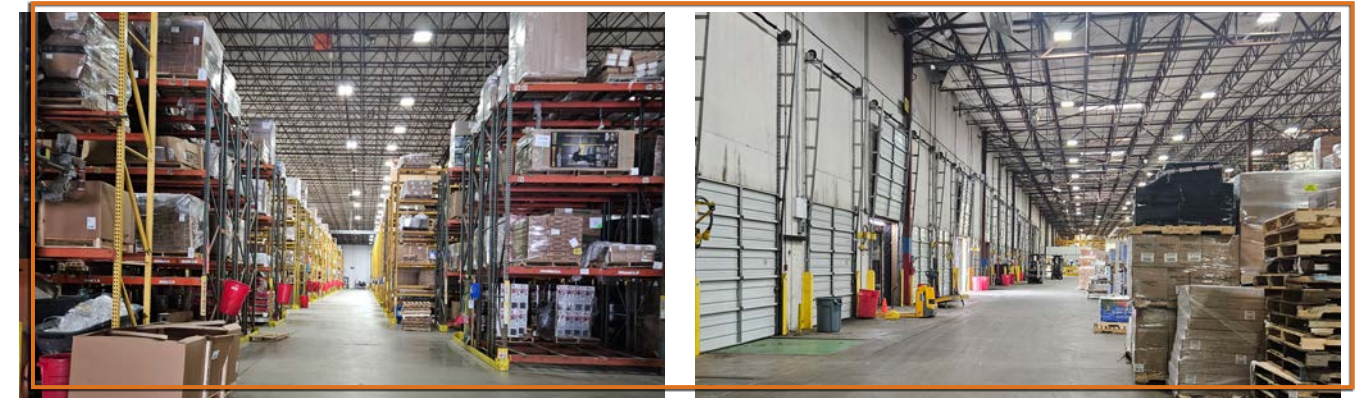
**TRAILER STAGING:**

Northside of building has 27 trailer spots; Southside of building has 30 trailer spots

**ZONING:**

I-1 (Industrial Park District)

## INTERIOR IMAGES



**Site Plan**