



Incredible Opportunity in **CONWAY, ARKANSAS**



Outstanding, one-story, 288,137 sq. ft.

building on 124 acres in

CONWAY, ARKANSAS

Site graded for 300,000 sq. ft. expansion



CONSTRUCTION

7" and 8" reinforced concrete floor;
ceiling heights to 60' clear; steel columns;
insulated metal panel walls

UTILITIES

Electric power supplied by Conway
Corporation; gas supplied by Centerpoint
Energy; municipal water and sewer

LIGHTING

Metal halide

OFFICE SPACE

21,149 sq. ft. of modern, two-story,
air-conditioned office space

TRUCK LOADING

Eight 8' x 10' dock-high doors with levelers;
four 25' x 20' and eleven 9' x 12' grade-level
drive-in doors

COMPRESSED AIR

Compressors removed, but some strategic air
lines remain throughout the plant

CRANES

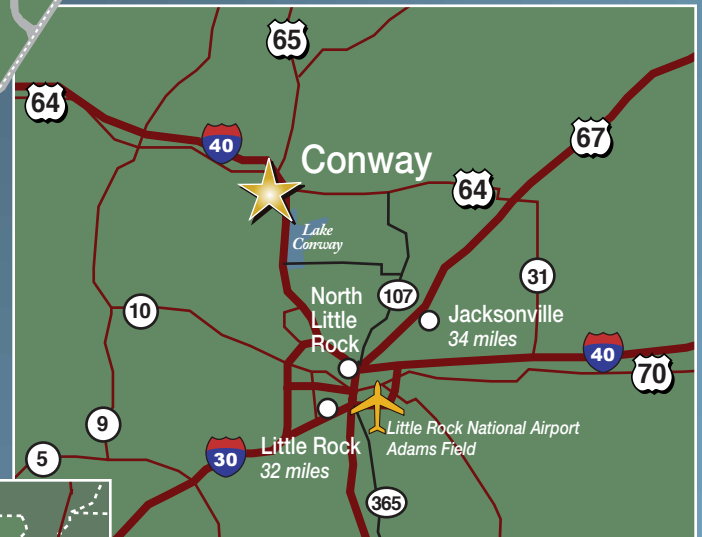
Previously engineered and designed for
one 25-ton crane, one 15-ton crane and three
5-ton cranes; rail supports still available

RAIL

Rail served by Union
Pacific with 1500' +/- with
300' interior spur

LOCATION

Minutes from I-40 and Highway 365,
with direct access to I-30 and Little Rock
National Airport. Barge and water access
located approximately 12 miles from the
facility at the Toad Suck Ferry and Murray
Lock & Dam (Arkansas River).



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