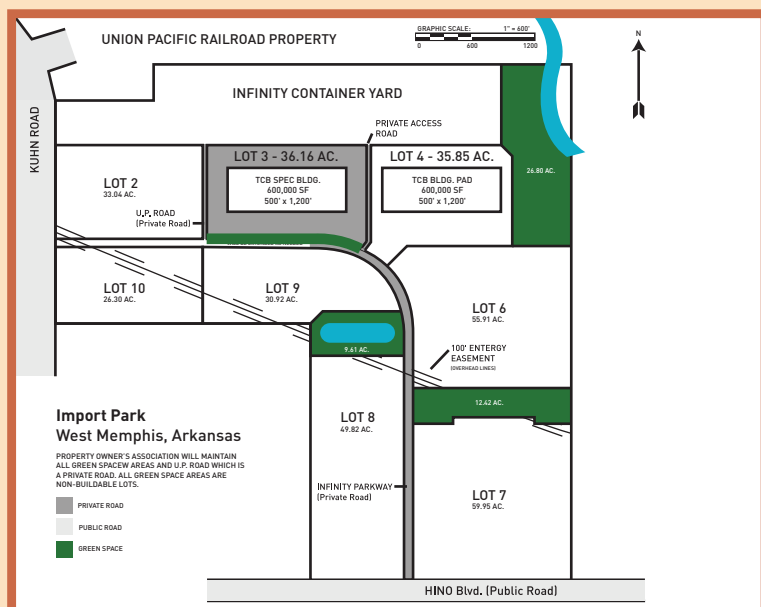
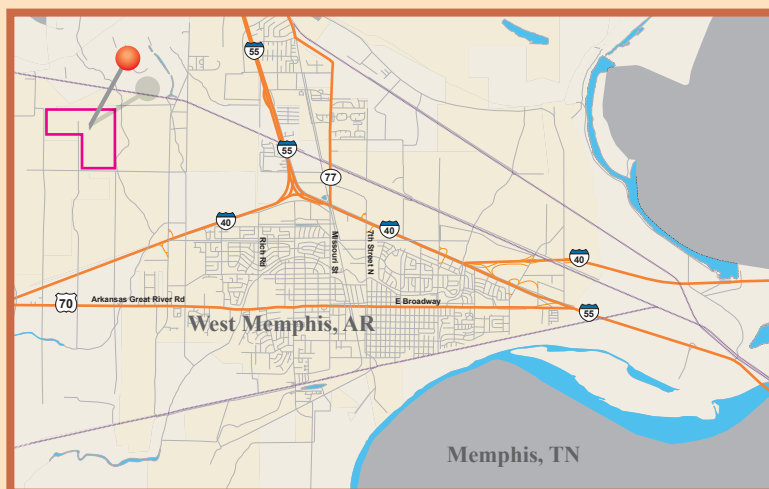


Import Park

Hino Blvd at Infinity Parkway, West Memphis, Arkansas



This Park has a 600,000 SF spec warehouse available for long-term lease, sub-dividable down to 150,000SF. For details see the TCB Warehouse link on the Total Availability page of this web site. Also in place is the building pad for another 600,000 SF warehouse. In addition, another 255 acres of level Greenfield sites exists in the Park, all with City utilities and direct access by private road to the Infinity Container Yard and the Union Pacific Intermodal Yard Perfect location for staging and/or assembly of Pacific Rim imports from the West Coast.



- **Acreage/Dimensions:**
255 acres/irregular, sub-dividable
- **Zoning:** I-1 Industrial
- **Preparation:** Cleared Greenfield Sites on private roads with direct private road access to the Union Pacific Intermodal Yard
- **Nearest Rail:** Private road access to the Union Pacific Marion Arkansas Intermodal Yard
- **Nearest Port:** Port of West Memphis (within 8 miles)
- **Interstates:** I-40 (within 3 miles), I-55 (within 6 miles)
- **Four-lane Highway:** US70 (within 4 miles)
- **Road Frontage:** Hino Blvd
- **Gas Service:** At site, 2" – 40 psi
- **Water:** At site, 12" – 60 psi
- **Sewer:** At site, 15"
- **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 Protection:** 3,500-psi water pressure on site, can support ESFR sprinkler system.
- **Surrounding Businesses:** Union Pacific Intermodal Yard, Infinity Container Yard, Hino, Skil Bosch Distribution Center, FedEx Ground, Family Dollar Regional Distribution Center

Price Range: Negotiable depending on size of parcel and location.

Contact: Phillip Sorrell
Director, Economic Development
205 South Redding · West Memphis, AR 72301
870-732-7500 · psorrell@citywm.com

or

Van Spear, SIOR, CRE, property agent,
vspear@saigcompany.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.