



LOCATION:

Facility is ideally located in Clarksville, AR minutes north of Interstate 40; minutes from Highway 64 and Highway 21; approximately 1 mile from the Clarksville Municipal Airport, 62 miles from Fort Smith Regional Airport and 105 miles from Bill and Hillary Clinton National Airport

DISTANCE TO MAJOR CITIES:

Fort Smith - 60 miles
Little Rock - 100 miles
Memphis - 228 miles
Dallas - 336 miles

FOR COMPLETE DETAILS CONTACT:

J. Holmes Davis IV
972.663.9494
Hdavis@binswanger.com

BINSWANGER
International Real Estate
binswanger.com

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. RMA 04/19



1 Boreham Drive, Clarksville, AR 72830
168,000 sq. ft.

Located in Johnson County Arkansas, this two-building facility is ideal for a site-user looking for crane-enabled manufacturing capability, office space, and storage on one expansive property. Covering 37 acres, the two fully air-conditioned single-story buildings are in excellent condition and rich with amenities and features including two cafeterias, plenty of office space, and parking for more than 250 vehicles.

Near the banks of the Arkansas River and Lake Dardanelle, Clarksville, the Johnson County seat, is home to the University of the Ozarks and the Walton Fine Arts Center. Known for its scenic beauty and abundance of outdoor activities, Clarksville is a gateway to Ark. 21, the Ozark Highlands National Scenic Byway, which leads north through the Ozark National Forest to Eureka Springs.

The property is ideally located just minutes north of Interstate 40, Highway 64 and Highway 21, with two regional airports nearby and Bill and Hillary Clinton National Airport is 105 miles away in Little Rock, the state capital of Arkansas.

BINSWANGER



FACILITY FEATURES:

TOTAL SQUARE FOOTAGE: 168,000 SF



Zoning
L-2 Light Industrial



Acreage
37.3 Acres



Taxes
\$36,542.31
(2018)



HVAC
100% Air Conditioned
across both buildings



Offices
21,700 SF

NO. OF BUILDINGS:

Two fully air-conditioned single story industrial buildings

GROUND:

Approximately 37.3 acres

DATE OF CONSTRUCTION:

1989 & 1995

CONDITION OF PROPERTY:

Excellent

CONSTRUCTION:

Floors: 6" reinforced concrete

Walls: Insulated metal walls for both buildings

Columns: Combination of structural steel and circular steel

Roof: Insulated metal deck

CEILING HEIGHTS:

Up to 24'8"

LIGHTING:

Primarily T-8 and fluorescent lighting throughout both buildings

POWER:

Supplied by City of Clarksville; 5-2000 amp switchgear panels - 480/277 volt 3 phase / 4 wire, 1 pad mounted transformer (2000 kva); 5-2500 amp switchgear panels - 480 /277 volt 3 phase / 4 wire, 2 pad mounted transformer (2000 kva)

WATER & SEWER:

Supplied by City of Clarksville

GAS:

Supplied by Black Hills Energy

HVAC:

Facility is 100% air conditioned via Carrier and Trane rooftop mounted units; tonnage approximately 700 tons

SPRINKLER:

Facility is 100% sprinklered via a Wet System

COMPRESSED AIR:

Four (4) compressors with airlines throughout both buildings

RESTROOMS:

Men's and Women's restrooms are located throughout the manufacturing and office areas of both buildings

FIBER OPTICS:

Provided by Windstream for both buildings

TRUCK LOADING:

Eight (8) 8'x10' dock high doors, four (4) with Levelers (one for trash); one (1) 8'x10' ramp level door; one (1) 17'x 22' drive in door with capability to drive flatbed trailer through

OFFICE SPACE:

Approximately 21,700 sf featuring conference rooms, private offices and breakroom

PARKING:

Paved and lighted parking for approximately 250 cars

CRANES:

Lower building has one (1) Cleveland Tramrail 5 ton crane

FORMER USE:

Fractional HP electric motors and Gear boxes

CORPORATIONS IN THE AREA:

Hanes Brands, Tyson Foods, and Clarksville Footwear are all located nearby. Several notable companies have corporate headquarters within 80 miles including Wal-Mart, Tyson, Dillard Department Stores, and JB Hunt.

MISCELLANEOUS:

- Tyco provides security to the facility
- Cafeteria in both buildings with vending capabilities
- Forklift battery charging areas in both buildings

ZONING:

L-2 Light Industrial

REAL ESTATE TAXES 2018:

\$36,542.31

LOADING DOCK



CONFERENCE ROOM



BUILDING LAYOUT

