

### 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:

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# FORMER ABB, INC./ BALDOR FACILITY

## 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



## **TOTAL SQUARE FOOTAGE: 168,000 SF**



Zoning L-2 Light Industrial



37.3 Acres



(2018)



100% Air Conditioned

across both buildings

**RESTROOMS:** 

Two fully air-conditioned single story industrial buildings

**NO. OF BUILDINGS:** 

#### **GROUND:**

Approximately 37.3 acres

#### DATE OF **CONSTRUCTION:** 1989 & 1995

**CONDITION OF PROPERTY:** Excellent

#### **CONSTRUCTION:**

6" reinforced concrete Floors: Walls: Insulated metal walls for both buildings Columns: Combination of structural steel and circular steel Insulated metal deck Roof:

**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

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

Offices

21.700 SF

#### **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:**

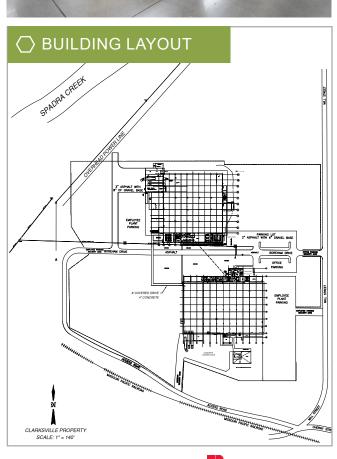
- Tyco provides security to the facility
- · Cafeteria in both buildings with vending capabilities
- · Forklift battery charging areas in both buildings

#### **ZONING:**

L-2 Light Industrial

**REAL ESTATE TAXES 2018:** \$36,542.31





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