

# AREA MAP



## AVAILABLE FOR SALE OR LEASE

### 100 Denso Road, Osceola, AR 292,998 SF on 107 AC



### CONTACT INFORMATION



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# INTERIOR IMAGES



## BUILDING SPECIFICATIONS

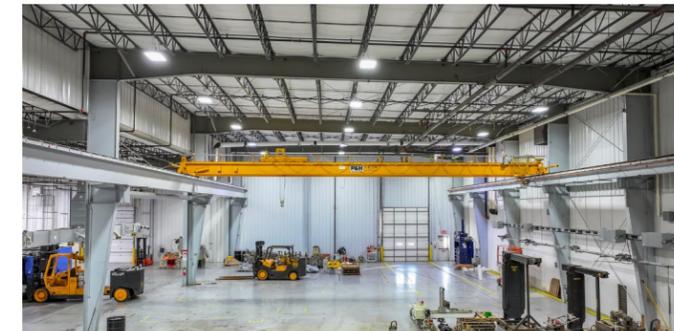
<b>SIZE</b>	Approximately 292,998 SF as follows: - <b>Plant 100:</b> 224,000 SF; <b>Plant 101:</b> 69,998 SF	
<b>ACRES</b>	Approximately 107 acres (additional 200+ acres available separately)	
<b>BUILDINGS</b>	Two (2) fully air-conditioned modern single story industrial facilities	
<b>COLUMNS</b>	<b>Plant 100:</b> 40' x 60'; <b>Plant 101:</b> 41' x 65'	
<b>HVAC</b>	Both facilities are 100% air conditioned via several Carrier and Trane roof top units ranging from 50 tons up to 100 tons	
<b>CEILING</b>	Ceiling heights vary from 18' - 32'	
<b>LIGHTING</b>	Combination of T-5 fluorescent lighting and LED lighting throughout	
<b>CONSTRUCTION</b>	<b>Floors:</b> Predominately 6"-10" reinforced concrete throughout <b>Walls:</b> Insulated metal	<b>Roof:</b> Built up metal deck with membrane surface <b>Columns:</b> Steel H
<b>SPRINKLER</b>	Both buildings are 100% sprinklered via a Wet system and there is a large exterior water tank that backs up the system (200,000 gallons)	
<b>CRANES</b>	<b>Plant 100:</b> 2-15-ton P&H cranes & 1 - 10-ton P&H/Kone crane w/ 28' hook height <b>Plant 101:</b> 1 - 5 ton, 1 - 11 ton & 1 - 10-ton P&H/Kone w/ 21' hook height	
<b>DOCK DOORS</b>	<b>Plant 100:</b> 19 - dock high / grade level doors <b>Plant 101:</b> 10 dock high / grade level doors All dock doors are served by Serco levelers / seals and dock locks.	
<b>COMPRESSED AIR</b>	<b>Plant 100:</b> 1 - 200 hp Ingersoll Rand compressor and 1 - 150 hp Gardner Denver compressor with air dryers in place. <b>Plant 101:</b> 3 - 50 hp Ingersoll Rand compressor	
<b>POWER</b>	<b>Plant 100:</b> 13.8 KV; fed by 3-3000 KVA transformers, 480/277 volt 3-phase 4 wire; 1 Caterpillar 300 kW backup generator <b>Plant 101:</b> 1-1000 KVA, 150KVA and 1 - 500 KVA transformer	



Expansive Lobby



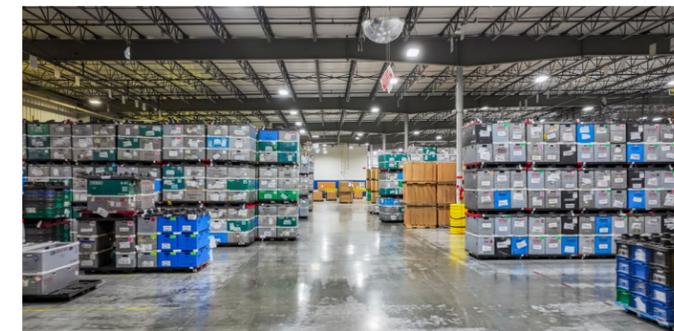
Cafeteria



Crane (Plant 101)



Manufacturing Space (Plant 100)



Manufacturing Floor (Plant 100)



P & H Crane (Plant 101)



Air Compressor



Air Conditioning Equipment