

AVAILABLE FOR SALE



**1500 South Amity Rd.
Conway, Arkansas**
400,000 SF on 45 AC



BINSWANGER
UNIQUELY SPECIALIZED SINCE 1931

BUILDING SPECIFICATIONS

SIZE:

Approximately 400,000 sf

NUMBER OF BUILDINGS:

One single-story industrial building

GROUND:

Approximately 45 acres

DATE OF CONSTRUCTION:

1989, 1992, 1995, 2003

OFFICE FACILITIES:

Approximately 8,390 square feet of fully air conditioned office space, including various private offices, break room, and carpeted flooring

UTILITIES

POWER:

- 13.8 v primary feed supplied by Conway Corporation (up to 14 MW)
- 21 substations connected with high voltage switches and transformers
- One (1) – 3000 kVA 480v/277
- Four (4) - 1500 kVA 480v/277
- One (1) - 1000 kVA 208v/120
- Fifteen (15) – 1500kVA 208v/120
- Plus one (1) SPARE – kVA 208v/120

NATURAL GAS:

Supplied by Summit Utilities; 4" supply @15 psi

WATER:

Supplied by Conway Corporation – two (2) independent 4" meters; each meter capable to supply up to 432,000 GPD

SEWER:

Supplied by Conway Corporation - four (4) sewer outfalls with sizes from 4" to 10"

SPRINKLER SYSTEM:

25% of the facility is covered by Wet Sprinkler system

LIGHTING:

LED lighting in 95% of building; Metal Halide in 5% of the remaining portion of the building

AIR CONDITIONING:

Offices and approximately 34,000 sf of electrical rooms cooled via individual A/C units

COMPRESSED AIR:

16 units (6- Gardner Denver at 75HP; 4- Ingersoll Rand at 30HP; 4 – Gardner Denver at 25 HP; 2 – Quincy at 10 HP

ADDITIONAL DETAILS

PARKING:

Lighted and paved parking for approximately 185 car & 12 motorcycle parking spaces

TRUCK LOADING:

12 – 8'x10' dock high doors equipped with levelers (McGuire M6308) and seals; 23 grade level doors ranging in size from 10'x10' to 18'x15'

CRANES:

36 cranes throughout: 1 – 5 ton, 8 – 3 ton, 11 – 2 ton, 17 – 1 ton

SECURITY:

Facility is equipped with interior and exterior central monitored video cameras

FORMER USE:

Steel tire cord and other wire manufacturing for automotive tires and other

MISCELLANEOUS:

Maintenance area of approximately 7,205 sf; Mechanical and Electric room of approximately 25,048 sf

ZONING:

I3 (Heavy Manufacturing)

LOCATION:

Ideally located on I-40 and minutes from Hwy 64, Hwy 65, I-57 and I-30; 12 miles from Conway Municipal Airport; 34 miles from Bill and Hillary Clinton National Airport; 36 miles north of Little Rock Port Authority; 158 miles from Memphis; 358 miles from Dallas/ Fort Worth International Airport

CONSTRUCTION

Floors:

8" (min) reinforced concrete

Walls:

Insulated metal panels
Some areas have up to 4' of 6" tilt concrete wall panel and some areas have 22' of 6" tilt concrete wall panel

Roof:

Insulated metal standing seam roof

CEILING HEIGHTS:

Up to 25' clear

COLUMN SPACING:

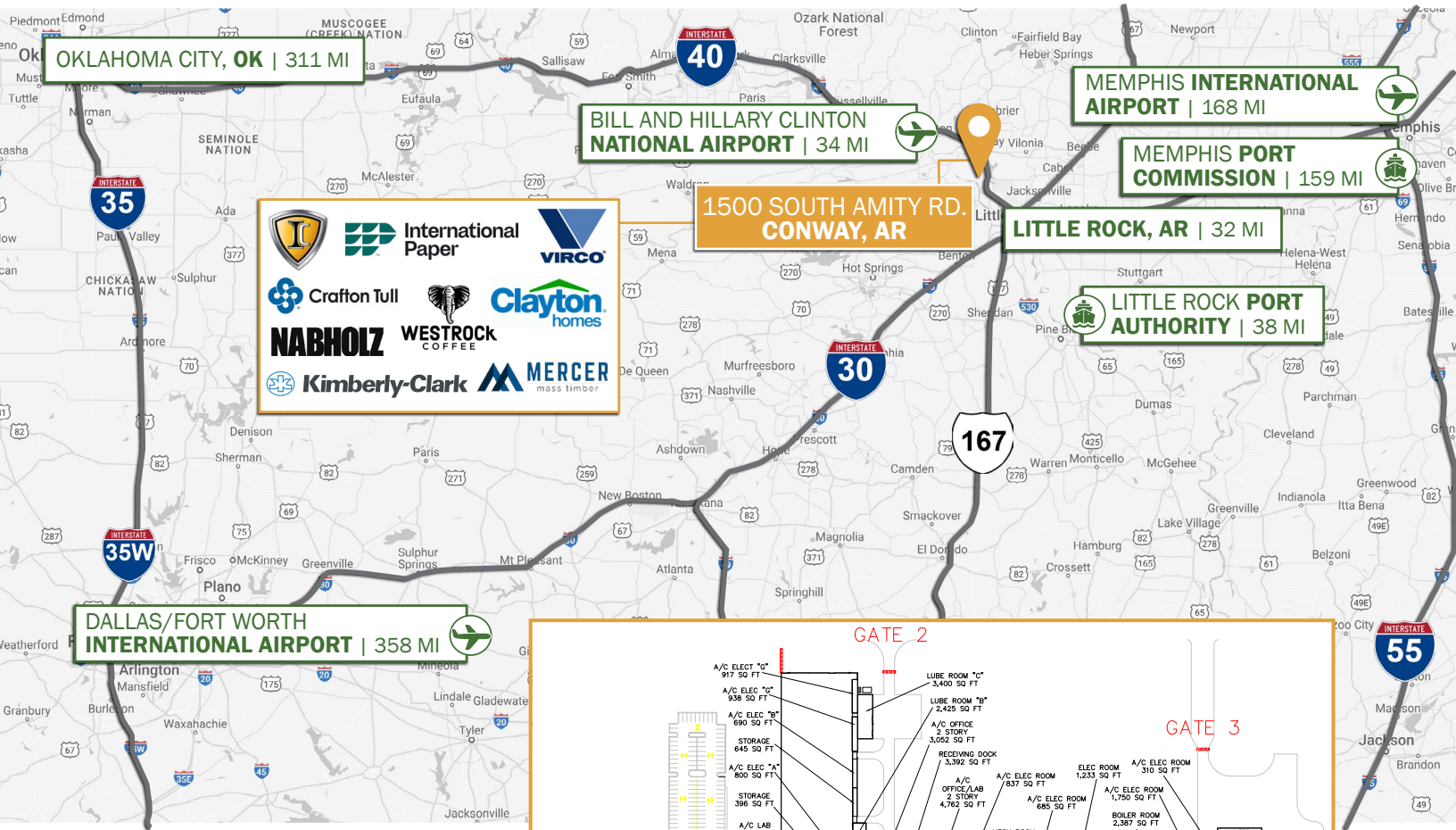
20' x 50'
40' x 50'
40' x 80' (original section)

ABOUT THE FACILITY

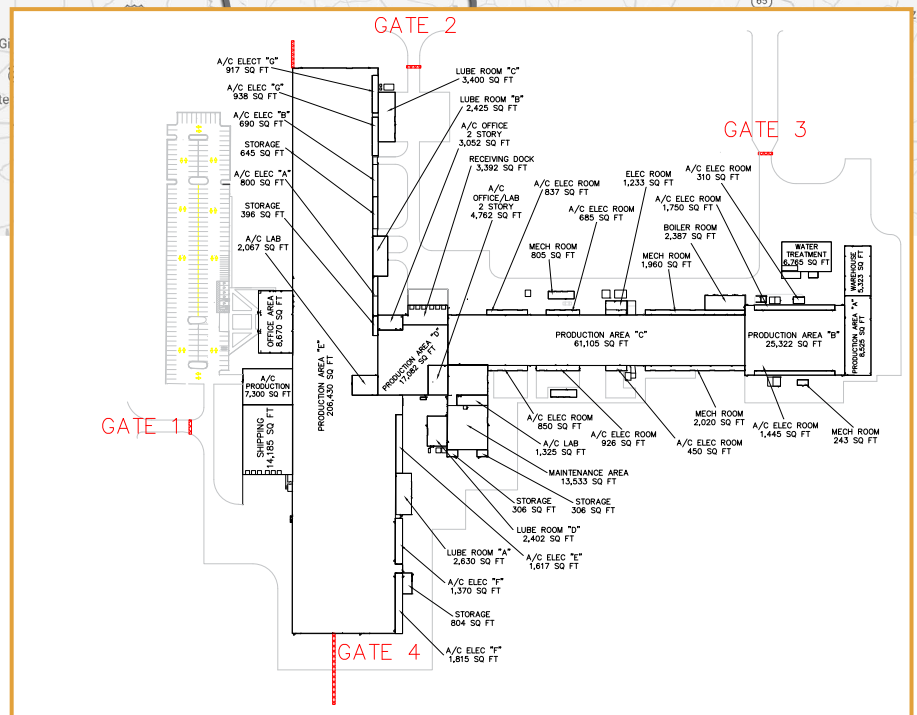
This facility is located in Conway, Arkansas's fastest growing city and known as the "City of Colleges", thanks to the three institutions of higher learning that have existed since the 1800's. A steady supply of educated workforce combined with its affordability and recent business expansions makes it an ideal location for industrial development. It is part of the Little Rock metro area which gives it increased access to further development, population and transportation.



AREA MAP



SITE PLAN



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FIND OUT MORE AT: properties.binswanger.com/Conway-AR-Sale

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