

# ARKANSAS MANUFACTURING/WAREHOUSE CAMPUS

FORMER SANYO MANUFACTURING/WAREHOUSE CAMPUS | 1,415,336 SF

FORREST CITY, ARKANSAS



OFFERING SUMMARY





# THE OFFERING

## ARKANSAS MANUFACTURING / WAREHOUSE CAMPUS

Cushman & Wakefield | Commercial Advisors Capital Markets Group, as exclusive advisor, is pleased to offer the opportunity to acquire the former Sanyo Manufacturing and Warehouse Campus, located in Forrest City, Arkansas.

## LOCATION

Located in Northeast Arkansas off of Interstate 40, Forrest City is strategically positioned 92 miles east of Little Rock and 45 miles west of Memphis. The city is located on I-40, one of the nation's major east/west interstates and Arkansas Highway 1, which is a major thoroughfare running north and south. Union Pacific's north/south main line runs through the Forrest City industrial park and intersects with a Union Pacific east/west main line 2 miles to the south. Memphis, America's number one logistics hub, is less than 50 miles away.

Situated amongst expansive acres of fertile Delta farmland, the area is home to farms and industries on the cutting edge of technology. Forrest City attracts a variety of industrial companies including manufacturers of electronic consumer goods and industrial equipment, deli meat processors, and a wholesale grocery distributor. Several businesses employing over 200 people such as Boar's Head Provision, Airtherm Products, Inc., Forrest City Grocery, Federal Correctional Institute, and Wal-Mart SuperCenter, are based in Forrest City, Arkansas.

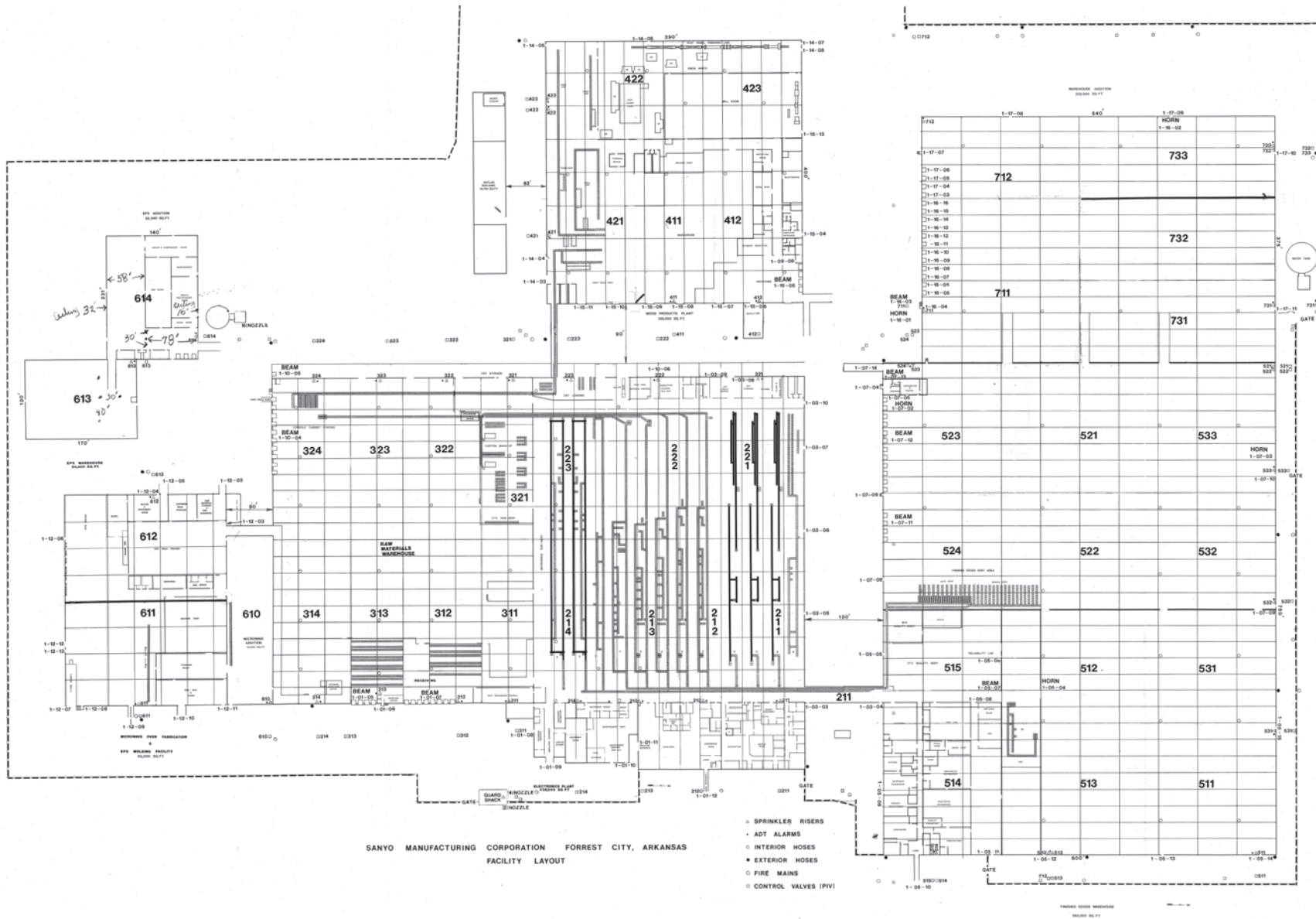
## INVESTMENT HIGHLIGHTS

- Located off I-40 in Forrest City, Arkansas
- 1,415,336 square feet of manufacturing/warehouse facilities on 161 acres
- 41,012 square feet of office space
- Potentially rail served by UP Railway
- Affordable labor
- Very low cost of power through Entergy



# THE OFFERING

## SITE PLAN

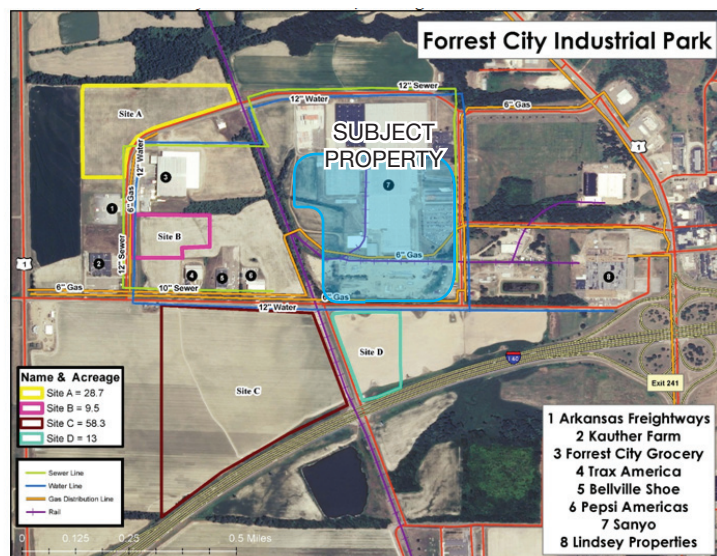




# THE OFFERING

## FORREST CITY, ARKANSAS

Forrest City, located on busy Interstate 40, lies 92 miles east of Little Rock and 45 miles west of the Mississippi River and Memphis, Tennessee, the distribution center of the South. Set amid vast acres of rich Delta farmland, the area boasts farms and industries on the cutting edge of technology. Forrest City has attracted companies with varied industrial bases, from manufacturers of electronic consumer goods and industrial equipment to deli meat processors and a wholesale grocery distributor. Its industrial park has sites available, infrastructure in place, ready to develop - all within sight of I-40. The Forrest City Industrial Park, owned by the Forrest City Industrial Corporation, is located adjacent to I-40. There are currently four sites available, totaling 110 acres.



### AREA AMENITIES

With excellent public and private schools, quality healthcare, and a variety of cultural, social, and recreational activities, Forest City offers small town convenience and big city access. The area is home to Village Creek State Park, Arkansas' largest state park, which offers a multitude of outdoor activities including fishing, hunting, boating, camping, and a recently completed 27-hole championship golf course.







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