

Stant USA Corporation
5300 Jefferson Parkway
Pine Bluff, AR
235,500 sf on 19.3 acres



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BUILDING INFORMATION

BUILDING SIZE:	Warehouse: 76,600 sf Manufacturing: 146,400 sf Office: 12,500 sf Total: 235,500 sf
GROUND:	19.3 acres (44 additional acres available on West side)
NUMBER OF BUILDINGS:	One single story industrial building
CONSTRUCTION:	Floors: Predominately 6” with some 8” and 12” reinforced concrete in manufacturing area Walls: Concrete tilt wall panels Roof: Built up metal deck with asphalt surface Columns: Steel H
DIMENSIONS:	490’ x 500’
CONSTRUCTION DATE:	Original 136,000 sf was constructed in 1980; additional 100,000 sf was added in 1983
PROPERTY CONDITION:	Excellent
CEILING HEIGHTS:	18’ – 20’
COLUMN SPACING:	40’x 40’ throughout
LIGHTING:	LED lighting throughout manufacturing area
POWER:	Supplied by Entergy with 2-1500 KVA transformers; switchgear and bus ducting throughout; 277/480 volt (total 16,000 amp capacity); 3 phase 4 wire with 2000-4000 amps capacity per switchgear panel
WATER:	Supplied by Liberty Utilities with 4” main line
SEWER:	Supplied by Pine Bluff Wastewater with 4” main line
NATURAL GAS:	Supplied by Summit Utilities
HVAC:	50% of the facility is Air Conditioned via one (1) Carrier and two (2) Trane Chillers; 30 Rooftop Air Handling units



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COMPRESSED AIR:	All compressors have been removed; air lines and piping remain
HEAT:	Gas fired space heaters in manufacturing area
FIRE PROTECTION:	100% Wet Sprinkler System
CRANES:	2 – 2 ton cranes are located in the manufacturing area
RAIL:	Union Pacific rail is possible
OFFICE	Approximately 12,500 sf of fully Air Conditioned office space with individual offices and conference rooms; featuring carpeted and tile flooring and dropped acoustical tile ceilings
TRUCK LOADING:	Total of 19 Dock high doors and 1 Grade Level door as follows: East Wall: 10 - 8’x10’ dock high doors with levelers, lights and seals; 4 – 8’x8’ dock high doors; West Wall: 3 – 8’x10’ dock high doors with levelers, lights and seals; 1 – 14’x14’ dock high door 1 – 8’x10’ dock high door on appendage 1 – 16’x 16’ grade level door
RESTROOMS:	Men and Women’s restrooms located throughout manufacturing and office areas
FIBER OPTICS:	Provided to facility by AT&T
SECURITY:	Facility is completely secured via Johnson Control System linked to police and fire departments
PARKING:	Paved parking for up to 180 vehicles
MISCELLANEOUS:	Property is in the Newmarket Tax Credit Zone
ZONING:	I-4
MAJOR INDUSTRIES NEARBY:	Major industries in the area include Kiswire, Sonoco, Tyson Foods, Highland Pellets, Flint, Sun Gro, Evergreen Packaging, Western Foods and Central Moloney.



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LOCATION DESCRIPTION:

Property is located in the Jefferson Industrial Park off Jefferson Parkway and North Hutchinson Street with close proximity to I-530 and route 365. The Port of Pine Bluff (slack water harbor) is approximately 7 miles from the facility. Bill and Hillary National Airport in Little Rock is only 40 miles away. Other major cities include Memphis, TN at approximately 146 miles; Oklahoma City, OK 375 miles and Dallas/ Fort Worth, TX 343 miles.

FORMER USE:

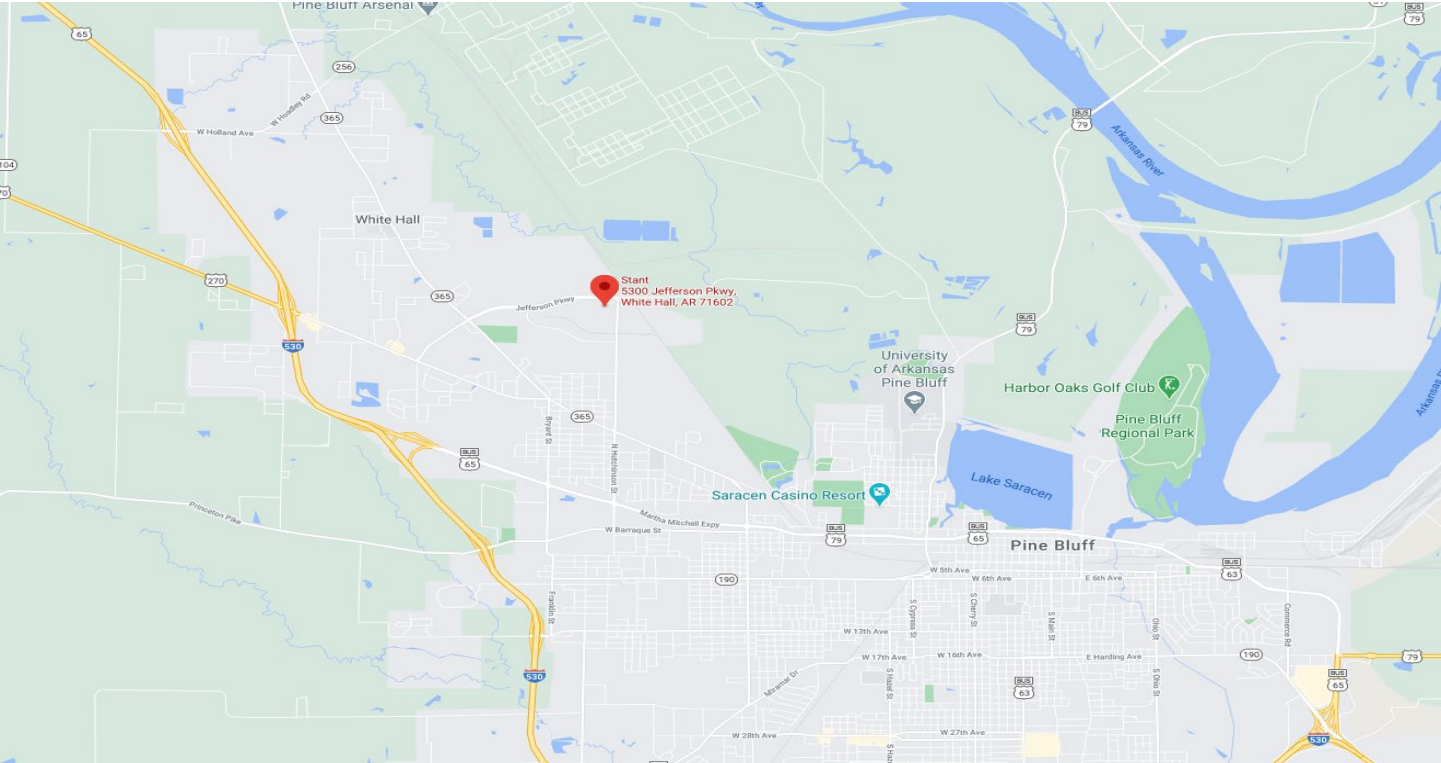
Manufacturing of Thermostats and fuel system closures (radiator caps) for the automotive industry

TAXES:

2022 estimated taxes - \$63,183

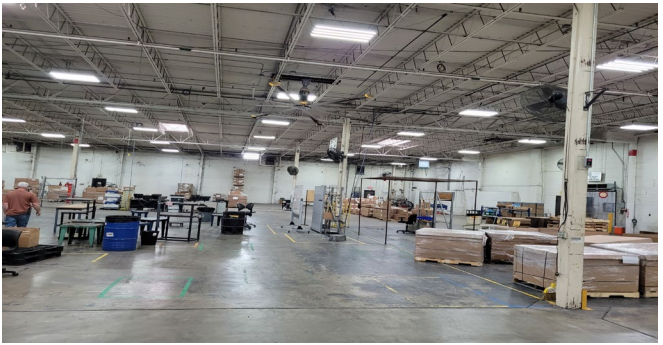


LOCATION MAP:





BUILDING PHOTOS:





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FLOOR AND SITE PLANS:

