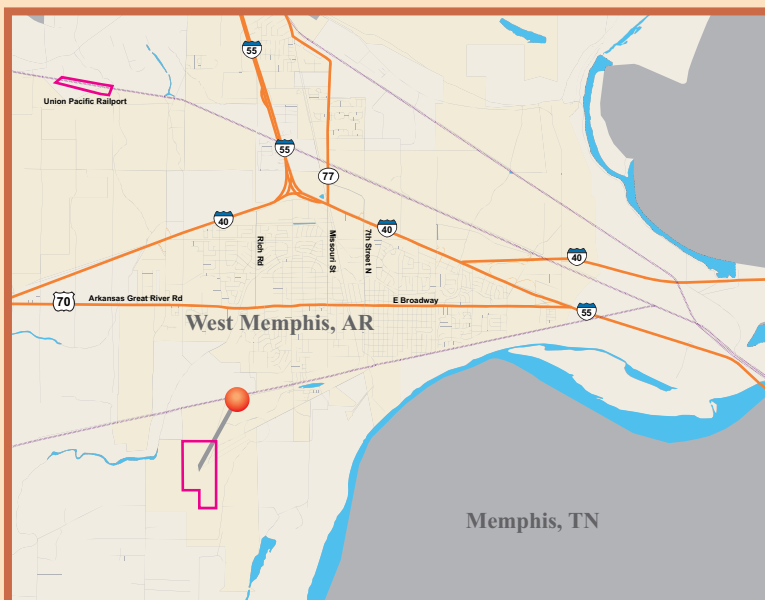


Bollinger Property- FTZ Sub-Zone Eligible

Near Port Road of West Memphis, between Port Road and Airport Road



Located in the developing West Memphis Rail-Port Logistics Park, the site is a Greenfield currently used as farmland. No floodplain, wetland, environmental, archaeological or endangered species issues. Ideally suited for distribution facility needing rail, port and interstate access or heavy manufacturing/assembly facilities.



- **Acreage/Dimensions:** 1,200 + acres/irregular, sub-dividable
- **Zoning:** I-2 Industrial, heavy manufacturing permitted
- **Preparation:** Cleared Greenfield Site
- **Nearest Rail:** Union Pacific mainline is within a half mile, spur line easily extended
- **Nearest Port:** Port of West Memphis (within 1 mile)
- **Interstates:** I-40 (within 4 miles), I-55 (within 5 miles)
- **Four-lane Highway:** US70 (within 3 miles)
- **Road Frontage:** Truck Road access will be extended as needed
- **Gas Service:** High pressure transmission crosses eastern side of property
- **Water:** 12", 60 psi, within a half mile, will be extended as needed
- **Sewer:** Pump station and discharge line will be constructed as needed. Less than a mile of discharge line will be needed.
- **Wastewater Limitations:**
Ph 5.5 – 10.0
Oil & Grease (SGT-HEM) not to exceed 100 mg/l
All other limits will be based on federal categorical standards.
- **Electricity:**
One 500kV and two 161kV transmission lines cross the northern section of the property, standard 13.8 kV at site, within half a mile of the property and will be extended as needed.
- **Electricity Rate:**
Typical Industrial Rate of \$7,000 minimum demand charge Plus \$7.00 per kW of demand in excess of 1,000 kW Energy charge of \$0.0352 per kWh
Contact Economic Development for complete rate information.
- **Fire Rating:** ISO 2
- **Surrounding Businesses:**
Stateside Steel (largest chain link production mill in the country), **Tandem Leasing**, **Tetra Chemicals**, **Port of West Memphis** (owned by West Memphis, operated by Kinder Morgan), **Coca Cola Bottling**, **Simplot**, and **United Refrigeration**.

Price Range: Negotiable depending on size of parcel and location

Contacts:
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