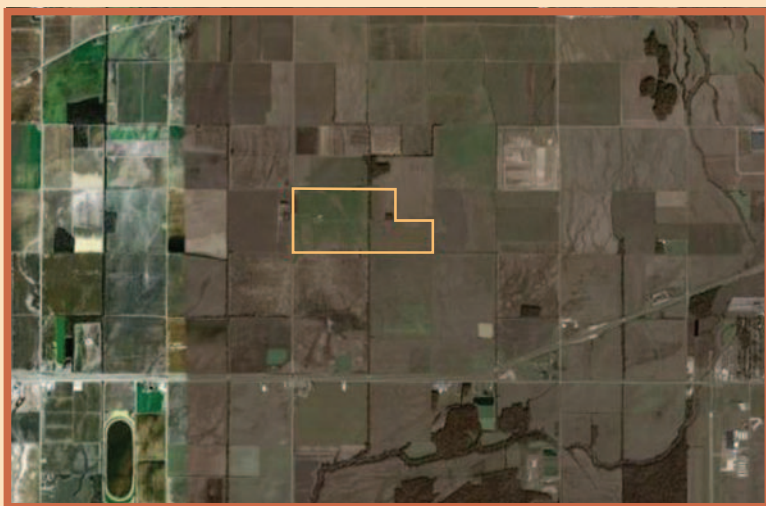


Bollinger Property North-FTZ Sub-Zone Eligible

On Arkansas Highway 147 near the Union Pacific Intermodal Facility



Located a short haul distance from the Union Pacific Intermodal Facility, the site is a Greenfield currently used as farmland. No floodplain, wetland, environmental, archaeological or endangered species issues. Ideally suited for distribution facility needing ready Intermodal and Interstate access.



- **Acreage/Dimensions:** 280 acres/irregular, sub-dividable
- **Zoning:** Rezoning required, City would support I-1 Industrial, light manufacturing on frontage and I-1-C (outside container storage) in rear
- **Preparation:** Cleared Greenfield Site
- **Nearest Rail:** The Union Pacific Intermodal Facility is within 3 miles
- **Nearest Port:** Port of West Memphis (within 13 miles)
- **Interstates:** I-40 (within 1 mile), I-55 (within 8 miles)
- **Four-lane Highway:** US64 (within 3 miles)
- **Road Frontage:** Arkansas State Highway 147 North
- **Gas Service:** Within 1 mile of property
- **Water:** City owned water service, 12", 60 psi, will be extended as needed
- **Sewer:** City owned sewer service, including a new pump station and discharge line, will be constructed as 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:**
City owned electricity 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
- **Fire Protection:** Property covered by City of West Memphis Fire and Ambulance service
- **Surrounding Businesses:** Union Pacific Intermodal Facility, Infinity Container Yard, Hino Manufacturer (manufactures axles for Toyota), DSC Logistics, Skil Bosch Distribution Facility, Family Dollar Regional Distribution Facility, FedEx Ground Facility

Price Range: Negotiable depending on number of acres and location

Contacts:

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The overview information provided in this packet is to inform the prospect of detailed information regarding the site in question. Information is subject to change without notification. Information is provided by sources deemed reliable, however, it is the responsibility of the prospect to determine the suitability of the site for his particular use. The City of West Memphis does not warrant the accuracy or comprehensiveness of any information provided herein. Please contact the Office of Economic Development at 870.732.7500 for the most current information.