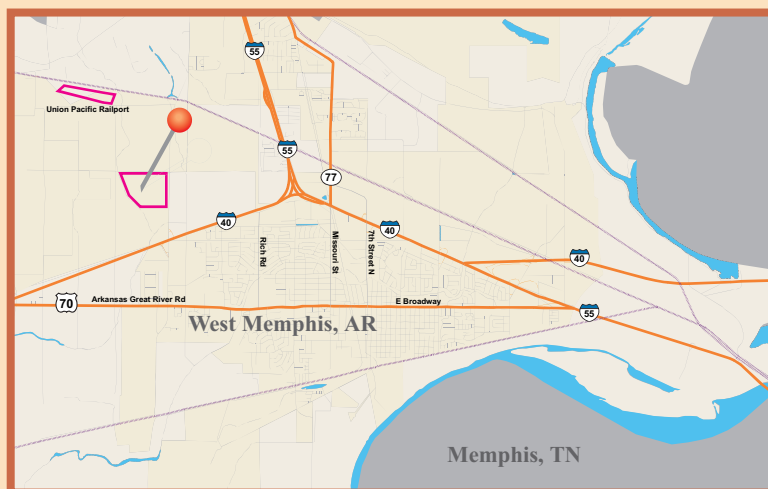


Guaranty Loan Industrial Park FTZ Sub-Zone Eligible

Airport Road and Hino Blvd, West Memphis, Arkansas



Located in a privately owned industrial park, the site is a Greenfield currently used as farmland. No floodplain, wetland, archaeological or endangered species issues. Ideally suited for distribution and manufacturing/ assembly facilities. Within 3 miles of the Union Pacific Intermodal Yard.



- **Acreage/Dimensions:** 138 acres/irregular, sub-dividable
- **Zoning:** I-1 Industrial
- **Preparation:** Cleared Greenfield
- **Nearest Rail:** Union Pacific Intermodal yard (within 3 miles)
- **Nearest Port:** Port of West Memphis, (within 6 miles)
- **Intestates:** I-40 (frontage with access within ¼ mile), I-55 (within 1 mile)
- **Four-lane highway(s)** US70 (within 3 miles)
- **Road Frontage:** Hino Blvd and Norfleet Road
- **Gas Service:** At Site, 6" - 60 psi
- **Water:** At Site, 12" - 60 psi
- **Sewer:** At Site, 15"
- **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:** At Site, 13.8 kV
- **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:** TCB Warehouse, Skil Bosch Distribution Center, Hino Manufacturing.

Price Range:

\$60,000 - \$65,000 per acre

Contact: Ward Wimbish

Director, Economic Development

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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.