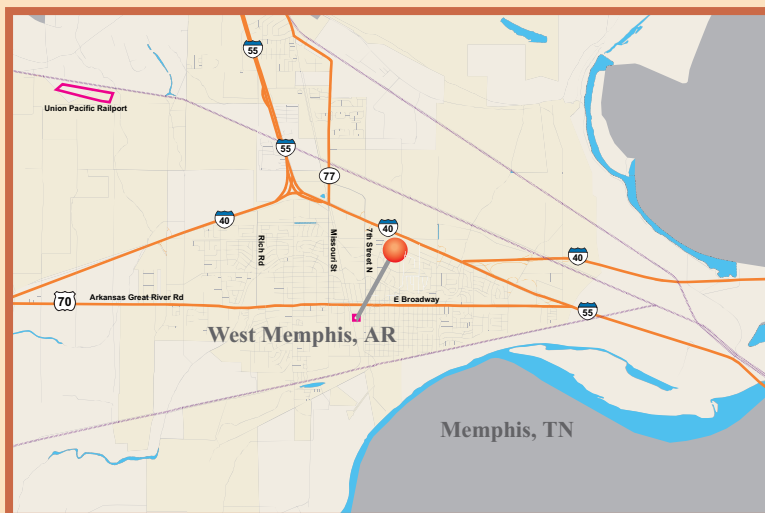


## Johnson Warehouse FTZ Sub-Zone Eligible

South 7th Street and Broadway, West Memphis, Arkansas



Warehouse has 30'+ ceiling with two overhead gantry type cranes, two loading docks and one drive through door. Floor is not level, can be used for storage as is but will need some work for placement of equipment. Overhead cranes have been inactive for some time and motors will need attention. Owner will adjust pricing to account for floor and crane motors. Warehouse has direct truck route access from two streets.



- **Acreage/Dimensions:** Up to 29 acres
- **Zoning:** I-1 Industrial
- **Preparation:** 78,000 SF warehouse
- **Nearest Rail:** Quarter mile frontage on BNSF line
- **Nearest Port:** Port of West Memphis (within 4 miles)
- **Interstates:** I-40, I-55 (within 2 miles)
- **Four-lane Highway:** Frontage on State Highway 77
- **Road Frontage:** Frontage on US 70 (Broadway), adjacent to State Highway 118
- **Gas Service:** CenterPoint Energy
- **Water:** West Memphis Utilities (Municipally owned)
- **Sewer:** West Memphis Utilities (Municipally owned)
- **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:** West Memphis Utilities (Municipally owned)  
1,400 amps 3 phase 4 wire.
- **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:**  
Kinder Morgan, Continental Can, Langston Bag

### Price Range:

**Negotiable, depending  
on amount of acreage included**

### Contact: Ward Wimbish

Director, Economic Development  
wimbish@westmemphis.com,

or

**Jim Johnson, owner**  
jjohnson@glankler.com

*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.*