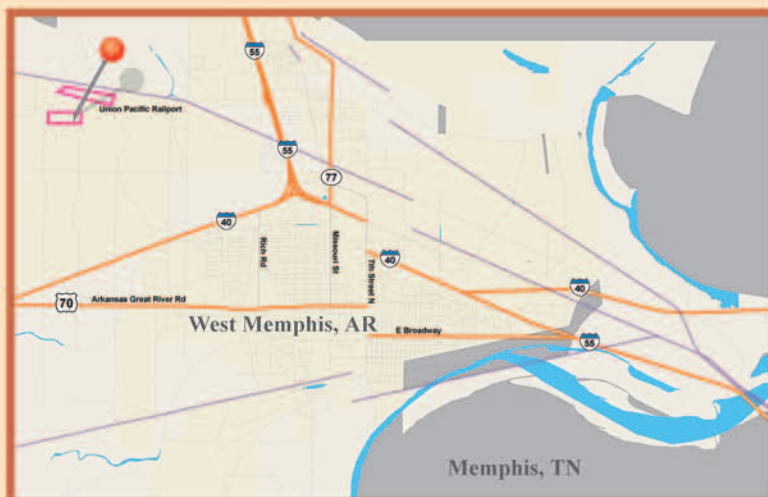


TCB Spec Warehouse FTZ Sub-Zone Eligible

*Infinity Blvd (adjacent to the Union Pacific Intermodal Yard),
West Memphis, Arkansas*



150,000 Class A distribution facility available for immediate occupancy. Located adjacent to the Union Pacific Marion, Arkansas Intermodal Yard, this warehouse has 30' clear ceiling, 50' x 50' column spacing, ESFR sprinkler system, Cambridge heat to maintain 55 degrees, 400 watt metal halide, 277 v Hi-Bay lighting, 1 drive in door, 92 dock high doors (48 w/seals & levelers), concrete apron at doors, 235' truck court and office space. Additional container and trailer storage is available.



- Acreage/Dimensions: 300 x 500
- Zoning: I-1 Industrial
- Preparation: 150,000 SF spec warehouse,
- Nearest Rail: Private road access to the Union Pacific Marion Arkansas Intermodal Yard
- Nearest Port: Port of West Memphis (within 8 miles)
- Interstates: I-40 (within 3 miles), I-55 (within 6 miles)
- Four-lane Highway: US70 (within 4 miles)
- Road Frontage: Infinity Boulevard
- Gas Service: At site, 2" – 40 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.
- Surrounding Businesses:
Union Pacific Intermodal Yard,
Hino, Skil Bosch Distribution Center,
Family Dollar Regional Distribution Center,
FedEx Ground (formerly Watkins Trucking)

Price Range: Negotiable

Contact: Ward Wimbish

Director, Economic Development
wimbish@westmemphis.com,

or

Van Spear, SIOR, CRE, property agent,
vspear@saigcompany.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.