

FOR SALE OR LEASE > INDUSTRIAL BUILDING

# Warehouse & Distribution



100 MURPHY DRIVE, MAUMELLE, ARKANSAS 72113



## Offering

Sale Price: \$4,950,000 or \$27.38/SF

Building Size: 180,800 SFTotal

Approximately 26,000 SF Two-Story Office

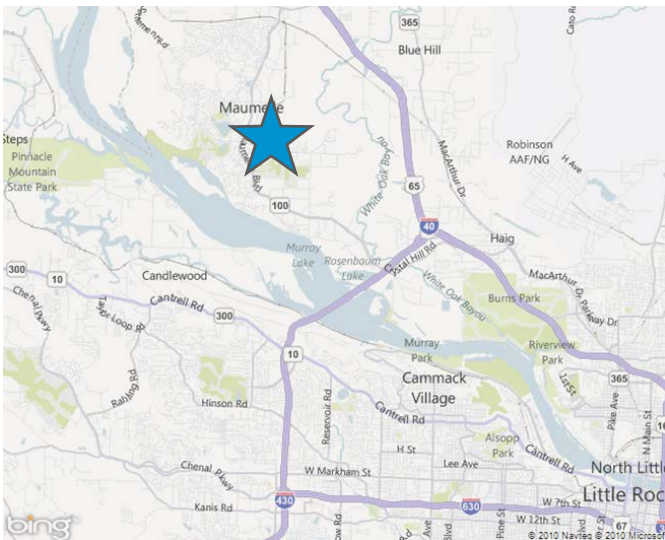
Approximately 154,800 SF Warehouse

Land Area: Approximately 25.26 Acres

Available Space: 80,000 SF @ \$3.30/SF, NNN

Approximately 26,000 SF Office

Approximately 54,000 SF Warehouse



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## Building Information

- › Out Building: Engineering Building  
50' x 42' (2,100 SF) Adjacent to Office Building  
Storage Building  
40' x 20' with 3 metal walls, located in outdoor storage area  
Woodworking Building  
50' x 25' with metal construction  
14' x 12' drive-in door  
Heated and air conditioned
- › Constructed: Building constructed in 1979, remodeled in 1993
- › HVAC: Building is air conditioned
- › Parking: Paved parking for at least 323 vehicles  
Room for additional truck/trailer parking
- › Dock Doors: 6 Dock Doors, 12 Drive-In Doors
- › Power: 2500 KVA transformer
- › Ceiling Height: 24'
- › Column Spacing: 60' x 40'
- › Alarm System: Yes
- › Sprinkler: Yes



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