

AVAILABLE > 300,000 SF



Industrial Warehouse

540 E. BARTON AVENUE, WEST MEMPHIS, AR 72301



Colliers International Memphis is pleased to present, for sale, 540 E. Barton Avenue, which is located in West Memphis, Arkansas. The facility measures approximately 300,000 square feet and is situated on +/- 36 acres. Sitting just one (1) mile from the crossing of Interstate 40 and Interstate 55, the 540 E. Barton Avenue location provides excellent access to the major North/South and East/West transportation routes. The site is rail serviced as well as fully fenced with two (2) ingress/egress points. Designed and constructed as a manufacturing facility. The property offers a clear/free span floor area along with a 1,000 foot long production line run. With its strategic location and design, the subject property is well suited for all manufacturing and distribution operations.

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Aerial View

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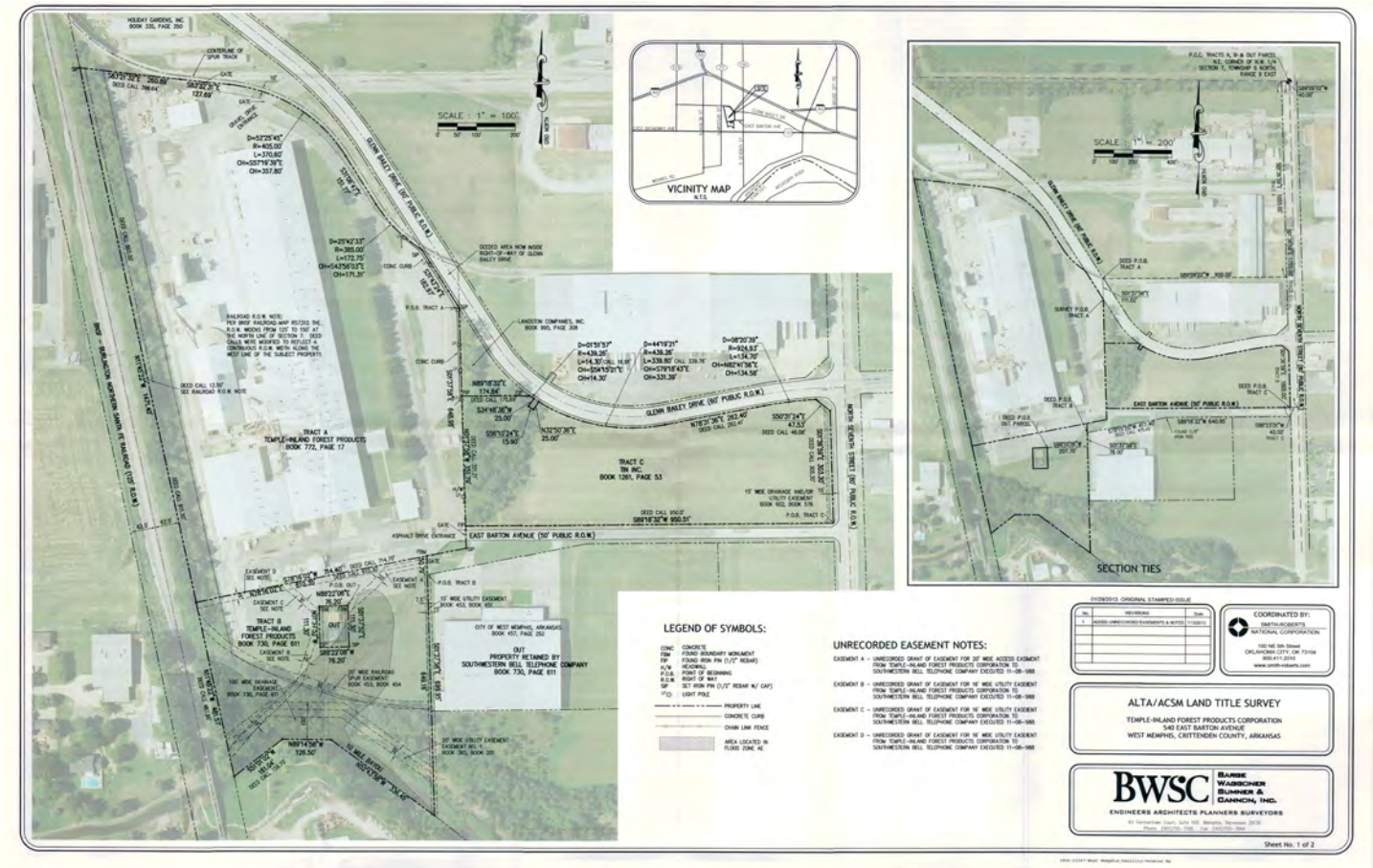
Property Description

- | | | | |
|-----------------------|----------------------------|-----------------------|------------------------|
| > Total Square Feet: | 300,000+/- | > Column Spacing: | 145' clear span |
| > Office Area: | 10,000+/- | > Truck Court Depth: | 100' deep |
| > Warehouse Area: | 250,000+/- | > Warehouse Heating: | Gas heat |
| > Structure Exterior: | Concrete tilt, Metal Panel | > Warehouse Lighting: | T-5 |
| > Clear Height: | 25'-31' | > Zoning: | I 1 (Light Industrial) |
| > Fire Protection: | N/A | > Rail: | Yes |
| > Dock Doors: | 4 | | |
| > Building Depth: | 200' deep | | |

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Building Layout

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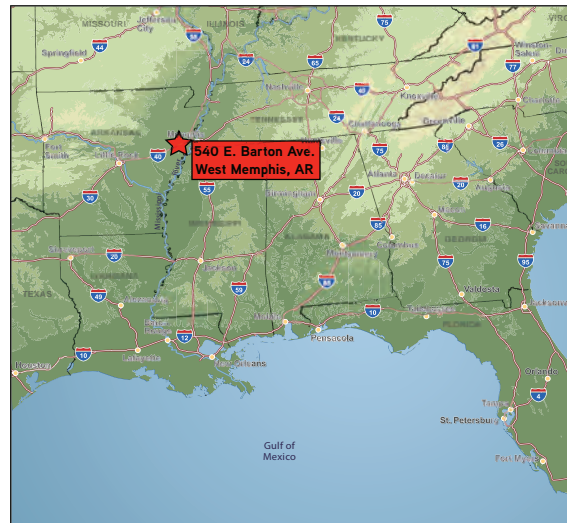
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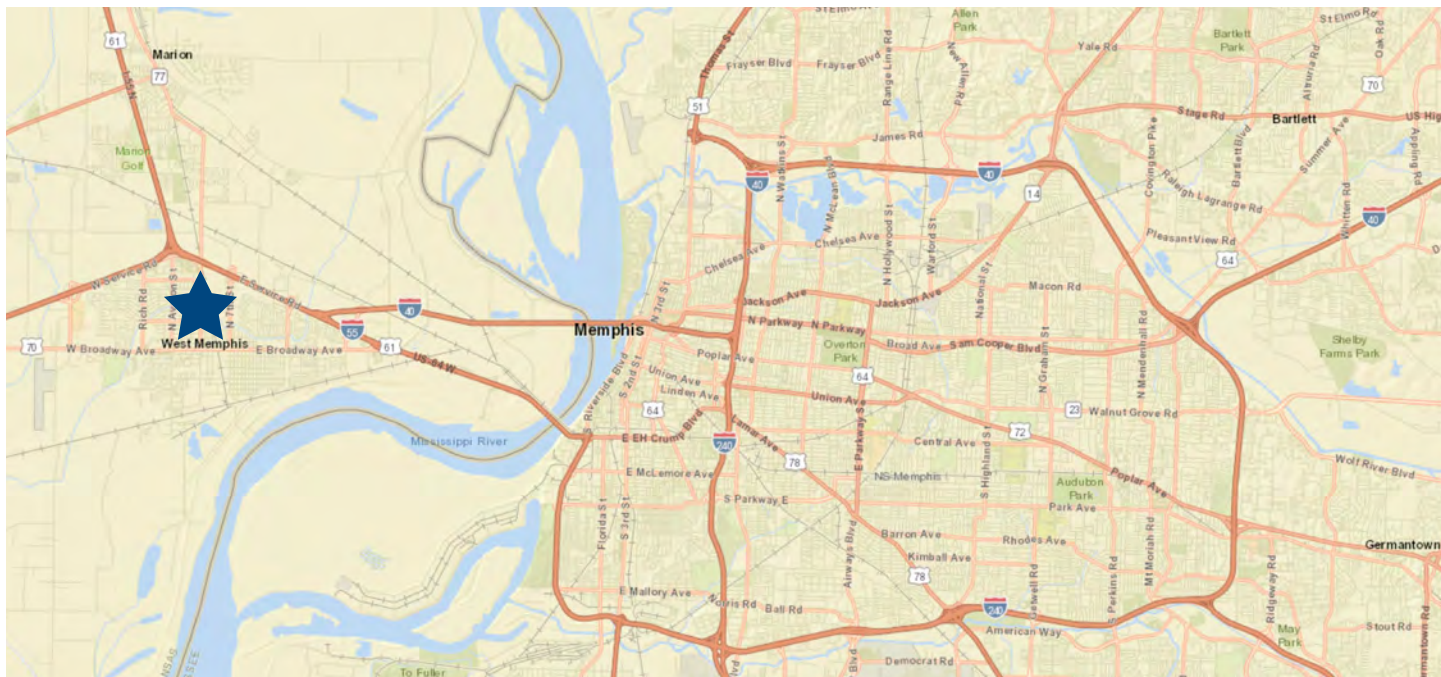
Area Highlights

The Crittenden County submarket gains prominence from a number of factors including easy access to the third busiest section of interstate for truck traffic, the largest river for cargo traffic, two rail bridges across the Mississippi River, proximity to Memphis International Airport and the FedEx Worldwide headquarters/hub. This property benefits from West Memphis' lower utility rates, lower property taxes, central location and the additional benefits of a major trucking center. From West Memphis, you are within a two-day truck drive as far west as Denver and most of the US to the east, north and south.

The Crittenden County submarket, in which the property is located, is comprised of approximately 4.5 million square feet of the total Memphis area market size of 239 million square feet warehouse inventory. The Crittenden County submarket reported a Q2-17 total of 4.5 million square feet with a .1% vacancy.



Location Map



Information contained herein was obtained from sources deemed to be reliable. It is submitted subject to errors, omissions, and without warranty.

