

Industrial Manufacturing/Warehouse

110,000 SF on 22.0 +/- Acres

400 New Hope Road, Rogers | Arkansas

This rail served manufacturing facility, formerly used for coating, laminating, and production of sanitary wipes is equipped for process manufacturing. Building features include multiple bridge and jib cranes, process steam, climate control, and floor drains that discharge to sanitary sewer.

FEATURES

- Climate Control
- Crane Served
- Process Manufacturing



Large electrical service



Rail Served



5 truck dock doors,
2 ground roll-up doors



8,000 SF of office
and employee break
areas

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LEASE RATE:

\$3.75 PSF NNN

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FEATURES

Size:	238,249 Square Feet
Dimensions:	275'x785' and 100'x385'
Lot Size:	26.60 Acres + 8 additional acres, including 1.33 acres paved concrete for trailers.
Paved Parking:	255 Spaces
Condition:	Good
Year Built:	1973 with additions
Construction:	
Floors:	Reinforced Concrete
Walls:	Pr-engineered metal and split faced block
Columns:	8" Steel H
Ceilings:	Metal Deck
Roof:	Standing seam and metal
Ceiling Heights:	13'3" - 28'6"
Column Spacing:	40'x40' and clear span
Office:	21,257 Square Feet

Office Description:

North Side:

1st Floor:

5 offices, 1 conference room,
2 restrooms, reception area

2nd Floor:

Finishes:

7 offices, 1 open office area, break room
ceramic tiles, carpet, gypsum walls,
dropped acoustic ceiling tiles, fluorescent lighting

Lighting:

Sodium vapor and metal halide

Power:

Primary:

Secondary:

Provided by: AEP SWEPCO

12,470 V

Square D Interior Substations:

(3) 3-phase, 4-wire, 277/480V, 1500kVA, 2000A

(1) 3-phase, 4-wire, 277/480V, 1500/2000kVA, 1800/2400A

Distribution:

Bus duct throughout

Natural Gas:

Supplied by AEP SWEPCO

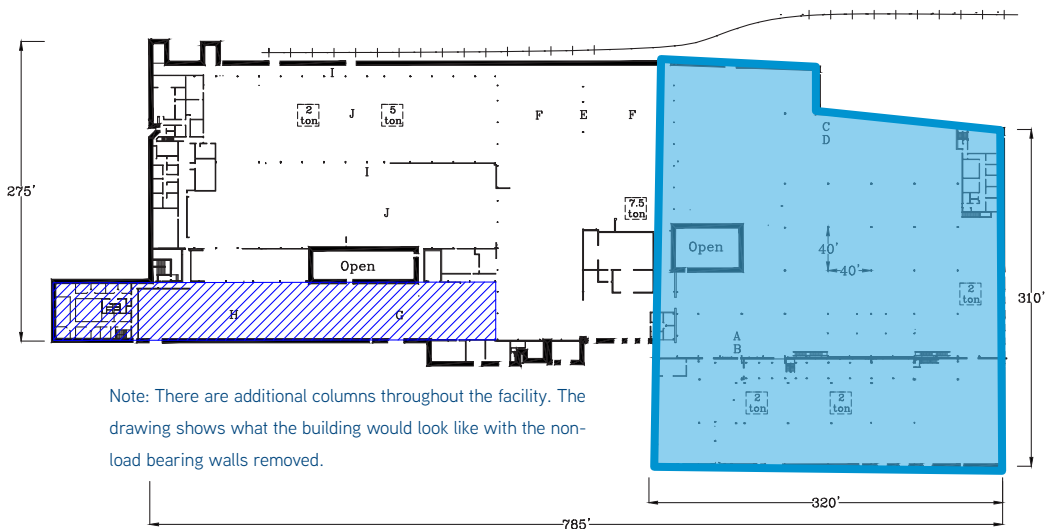
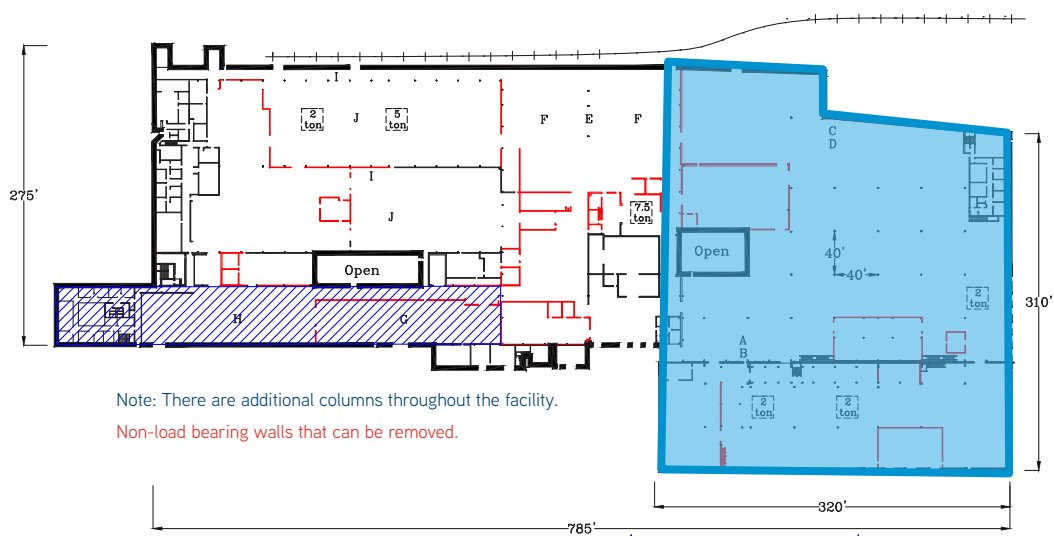
3" Main 3" Line

100% Wet - 7-riser zoned system



FEATURES CONTINUED

Water:	Supplied by Rogers Water Utility (2) 12" Mains 3" Line	Compressed Air:	125 psi, air lines throughout
Sewer:	Supplied by Rogers Water Utility 8" Main 4" Sanitary Line 6" Process Line	Steam:	2 Cleaver Brooks boilers rated at 150 psi for heat and process steam
Cranes:	Several cranes	Floor Drains:	Located in north & south sections, with discharge direct to sanitary sewer
Rail:	Provided by BNSF, Single west side spur; a 2nd spur could be re-established	Loading:	
Heat:	Approximately 90% steam-fired and 10% gas-fired units	North Wall:	(5) 8'x10' TG docks, canopy, bumper pads, mechanical levelers (3) 8'x10' TG docks, bumper pads, mechanical levelers
Air Conditioning:	Ducting to approximately 100,000 square feet of climate controlled process manufacturing space. 2 chillers with cooling towers, in idled condition. 1 Trane Centravac Series R Screw Chiller, 215-ton, R22 refrigerant 1 Trane Centravac Series R Screw Chiller, 180-ton, R22 refrigerant Wall louver & fans. (2) York 25hp gas-fired make up units in northeast process room	East Wall:	(3) 8'x10' roll-up drive-in doors (1) 10'x12' roll-up drive-in door (1) 8'x12' roll-up drive-in door (1) 16'x18' sliding drive-in door (2) 11'x12' rail doors, (1) 10'x10' rail door
		West Side:	
		Security:	Fully fenced



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