

AVAILABLE

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ROGERS, ARKANSAS 251,124 SF on 34.6 Acres

- Climate Control
- Crane Served
- Process Manufacturing
- Rail Served

Description:

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.

Size:

251,124 Square Feet

Dimensions:

275' x 785' and 100' x 385'

Lot Size:

34.6 Acres including 1.33 acres paved for trailer storage.

Paved Parking:

255 Spaces

Condition:

Good

Year Built:

1973 with additions

Construction:

Floors: Reinforced Concrete
Walls: Pre-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' x 40' 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:

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

Finishes:

Southwest side

1st floor:

11 offices, 1 lab, 2 restrooms with lockers, break room, vending area, nurse station, reception area

2nd floor:

4 offices, 1 open office area

Southeast side

1st floor:

9 offices, 2 restrooms, 1 open office area large open office

2nd floor:

Vinyl tile & carpet, gypsum & block walls, dropped acoustic ceiling tile, fluorescent lighting.

Finishes:

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

Sprinkler:

100% Wet - 7-riser zoned system



Water: Supplied by Rogers Water Utility
(2) 12" Mains 3" Line

Sewer: Supplied by Rogers Water Utility
8" Main 4" Sanitary Line 6" Process Line

Cranes: Approximately 22 bridge and 3 jib cranes ranging from 1/2 - 7.5 ton

Rail: Provided by BNSF. Single west side spur; a 2nd spur could be re-established.

Heat: Approximately 90% steam-fired and 10% gas-fired units

Air Conditioning: Ducting to approximately 100,000 square feet of climate controlled process manufacturing space. 4 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
1 Carrier 1Q-1000II - not installed.
1 Trane Centravac 150-ton, R113 refrigerant

Ventilation: Wall louver & fans. (2) York 25hp gas-fired make-up units in northeast process room

Compressed Air: 5 Ingersoll Rand Double Screw 125 psi, air lines throughout

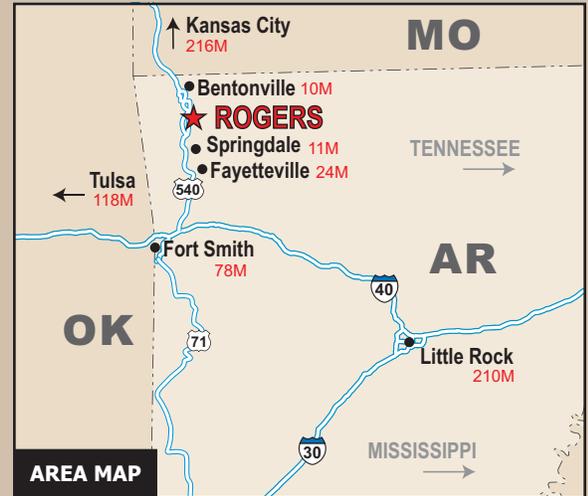
Steam: 3 Cleaver Brooks boilers rated at 150 psi for heat and process steam

Floor Drains: Located in north & south sections, with discharge direct to sanitary sewer

Loading:
North Wall: (5) 8' x 10' TG docks, canopy, bumper pads, mechanical levelers
East Wall: (3) 8' x 10' TG docks, bumper pads, mechanical levelers
(3) 8' x 10' roll-up drive-in doors
(1) 10' x 12' roll-up drive-in door
(1) 8' x 12' roll-up drive-in door
(1) 16' x 18' sliding drive-in door
West Side: (2) 11' x 12' rail doors, (1) 10' x 10' rail door.

Security: Fully fenced

Last Use: Manufactured Sanitary Wipes



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