

AVAILABLE

For More Information: www.rogersplant.com



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

Finishes:

ceramic tile, carpet, gypsum walls, dropped acoustic ceiling tiles, fluorescent lighting

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

Bus duct throughout

Distribution:

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:

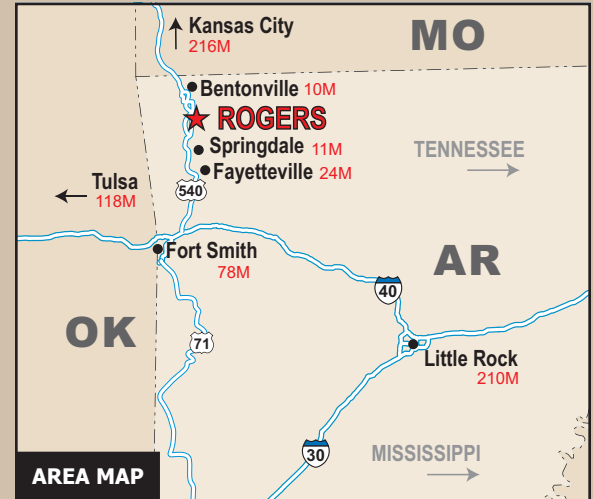
North Wall:	(5) 8' x 10' TG docks, canopy, bumper pads, mechanical levelers
East Wall:	(3) 8' x 10' TG docks, bumper pads, mechanical levelers (3) 8' x 10' roll-up drive-in doors (1) 10' x 12' roll-up drive-in door (1) 8' x 12' roll-up drive-in door (1) 16' x 18' sliding drive-in door
West Side:	(2)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

Security:

Fully fenced

Last Use:

Manufactured Sanitary Wipes



HART CORPORATION

INTERNATIONAL INDUSTRIAL REAL ESTATE

CORPORATE HEADQUARTERS
900 Jaymor Road
Southampton, PA 18966-3820
Phone: (215) 322-5100
Fax: (215) 322-5840/41

MIDWEST REGION
9465 Counselors Row, Suite 200
Indianapolis, IN 46240
Phone: (317) 650-8030

Web Site - <http://www.hartcorp.com> E-mail - hart@hartcorp.com

REGIONAL OFFICES

ATLANTA • CHARLOTTE • HARTFORD • INDIANAPOLIS • PHILADELPHIA



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. All rights reserved. You may not mirror, modify or otherwise alter, republish, or print the information contained herein, without written permission from Hart Corporation.