

**Denso**  
**100 Denso Road**  
**Osceola, AR**

**292,998 sf on 107 acres**



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|-----------------------------|--|
| <b>BUILDING SIZE:</b>       | Approximately 292,998 sf as follows:<br><br>Plant 100: 224,000 sf<br><br>Plant 101: 68,998 sf  |
| <b>NUMBER OF BUILDINGS:</b> | Two (2) fully air-conditioned modern single story industrial facilities  |
| <b>GROUNDS:</b>             | Approximately 107 acres (additional 200+ acres available separately)   |
| <b>CONSTRUCTION DATE:</b>   | 2003   |
| <b>PROPERTY CONDITION:</b>  | Excellent  |
| <b>CONSTRUCTION:</b>        | Floors: Predominately 6"-10" reinforced concrete throughout<br><br>Walls: Insulated metal<br>Roof: Built up metal deck with membrane surface<br>Columns: Steel H   |
| <b>COLUMN SPACING:</b>      | Plant 100 facility - 40' x 60'; Plant 101 - 41' x 65'  |
| <b>CEILING HEIGHTS:</b>     | Plant 100 facility – ceiling heights vary from 18' – 32'10"; east wall 18'; north wall 25'; southwest wall 21'; Plant 101 – 30' at the eaves, up to 31' at the center  |
| <b>LIGHTING:</b>            | Combination of T-5 fluorescent lighting and LED lighting throughout both buildings   |
| <b>WATER:</b>               | Supplied by City of Osceola  |
| <b>SEWER:</b>               | Supplied by City of Osceola  |
| <b>NATURAL GAS:</b>         | Supplied by Black Hills Energy   |
| <b>POWER:</b>               | Supplied by Osceola Power and Light; primary feed is 13.8 KV; main building is fed by 3-3000 KVA transformers, 480/277 volt 3-phase 4 wire; various switchgear panels throughout the interior from 1600 amps up to 4000 amps; 1 Caterpillar 300 kW backup generator. The Plant 101 has 1-1000 KVA, 150KVA and 1 – 500 KVA transformer; 4 - 1200 amp switchgear panel, 3-4,000 amp switchgear panel (Siemens); bus ducting runs throughout the manufacturing area |

Both buildings are dual fed from separate substations for redundancy

**HVAC:**

Both facilities are 100% air conditioned via several Carrier and Trane roof top units ranging from 50 tons up to 100 tons

**FIRE PROTECTION:**

Both buildings are 100% sprinklered via a Wet system and there is a large exterior water tank that backs up the system (200,000 gallons)

**RESTROOMS:**

Men's and Women's restrooms located through both facilities and showers and lockers in both buildings as well

**TRUCK LOADING:**

Plant 100:

11 – 8'x10' dock high doors on the east wall

4 – 9' x 11' dock high doors on the north wall

2 – 8' x 10' dock high doors along the north wall

2 – 14' x 16' grade level doors

All dock high doors are equipped with Serco levelers / seals and dock locks. Covered dock on north wall which is utilized as trash dock

Plant 101:

6 – 8'x 10' dock high doors

4 – grade level doors

All dock doors are served by Serco levelers / seals and dock locks.

**COMPRESSED AIR:**

Plant 100 has 1 – 200 hp Ingersoll Rand compressor and 1 – 150 hp Gardner Denver compressor with air dryers in place.

Plant 101 has 3 – 50 hp Ingersoll Rand compressor

**CRANES:**

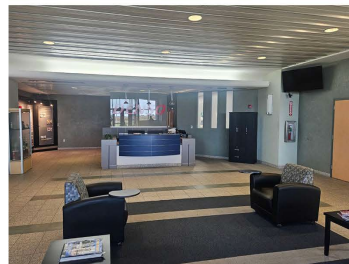
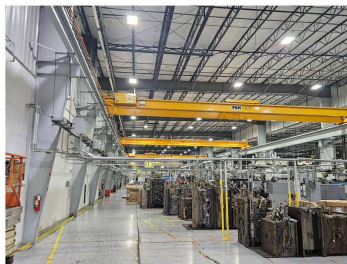
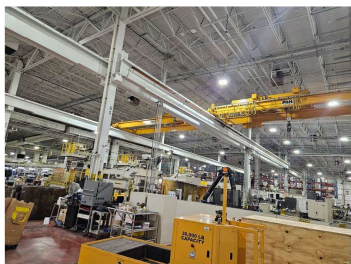
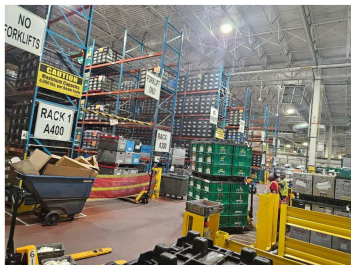
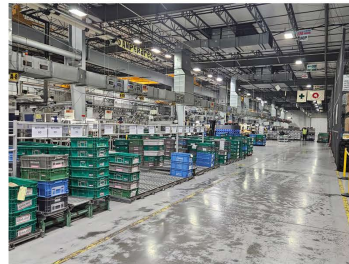
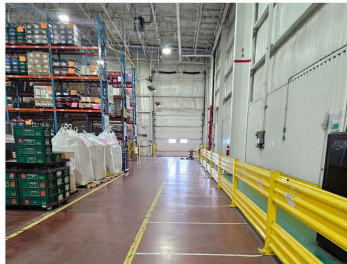
Plant 100 - 2–15-ton P&H cranes and 1 – 10-ton P&H/Kone crane with 28' hook height

Plant 101 has 1 – 5 ton, 1 – 11 ton and 1 – 10-ton P&H /Kone with 21' hook height

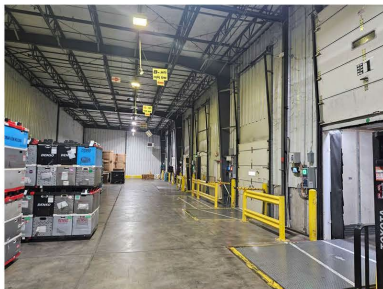
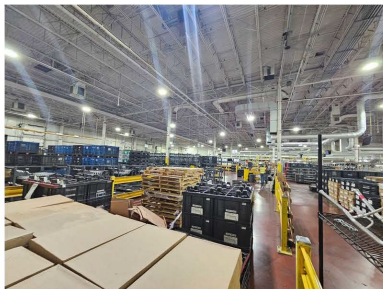
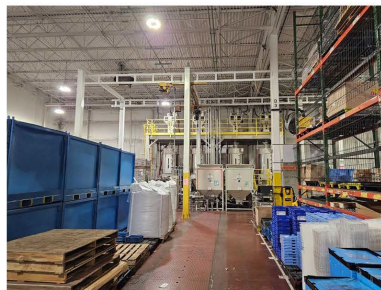
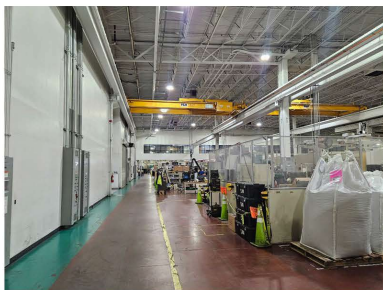
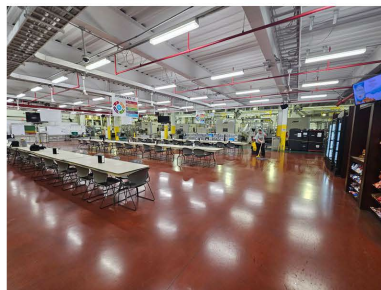
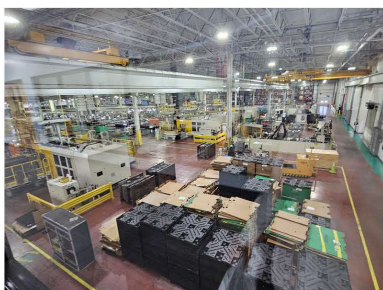
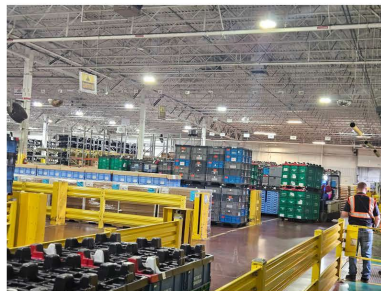
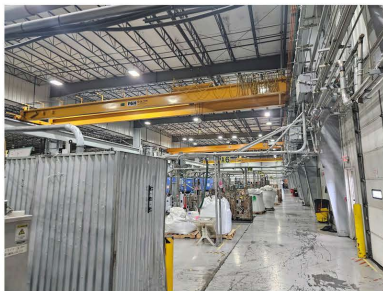
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| <b>FORMER USE:</b>                   | Manufactured and assembled ECM (Engine Cooling Modules) for cars and trucks, mainly for radiator systems   |
| <b>OFFICE SPACE:</b>                 | Approximately 5,000 sf of fully air-conditioned office space in both manufacturing and office areas. There is also private offices and breakrooms throughout both facilities   |
| <b>PARKING:</b>                      | Paved and lighted parking spaces for over 500 cars   |
| <b>LOCATION:</b>                     | The property is ideally located off Denso Road within ¼ mile to I-55, off of State Hwy 140 and 4.5 miles to Route 61. Other major cities include West Memphis at 44 miles, Memphis International Airport at 65 miles, Memphis Port Authority at 50 miles, Jonesboro Municipal Airport at 54 miles, Bill & Hillary Clinton Little Rock National Airport at 167 miles, St Louis Lambert Airport at 246 miles, and Dallas/Fort Worth at 485 miles |
| <b>FIBER OPTICS:</b>                 | Provided via AT&T / Ritter Communications  |
| <b>MISCELLANEOUS:</b>                | Plant 100 has one passenger elevator<br><br>First Aid and exam room<br><br>2' pipe trenches in main facility<br><br>Truckers lounge<br><br>2 – York chillers supply for cooling molding machines in Plant 101<br><br>3 – Resin silos; 2 for Plant 101 and 1 for Plant 100 facility (may be removed)  |
| <b>SECURITY:</b>                     | Facility is completely secured via Allied Security with various interior / exterior cameras  |
| <b>ZONING:</b>                       | Industrial   |
| <b>MAJOR INDUSTRIES IN THE AREA:</b> | American Greetings, Viskase, Big River Steel, Nucor Steel, Primetals, Nibco Inc., Southworth Products, Lexicon, Roehm and SMS Group  |

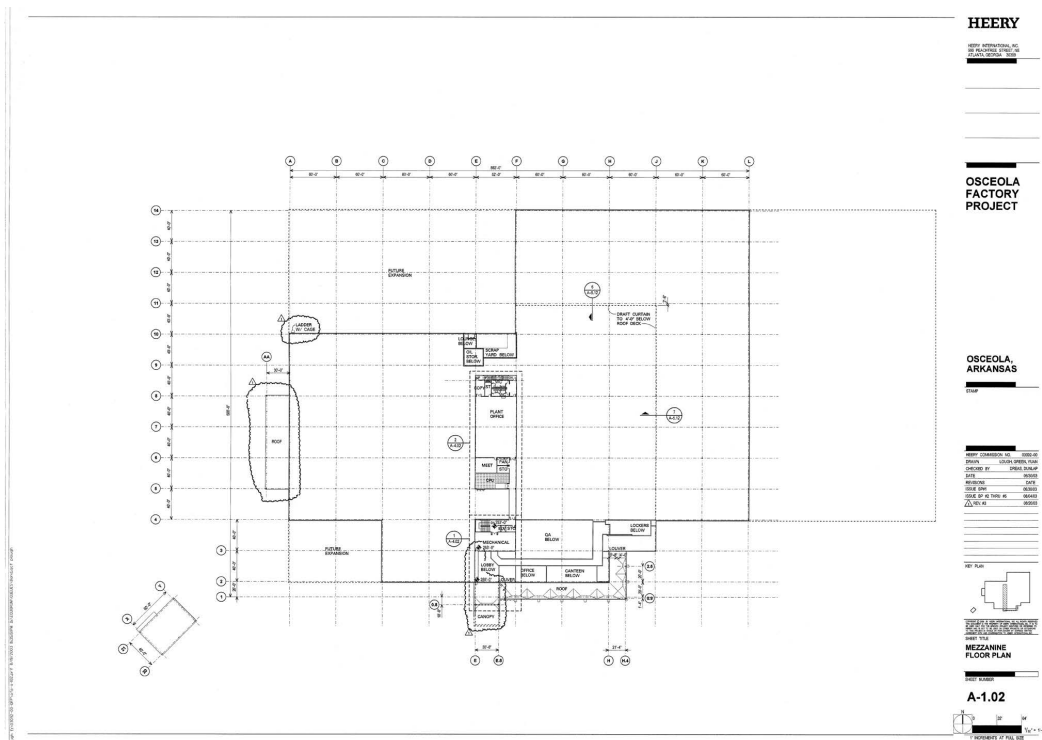
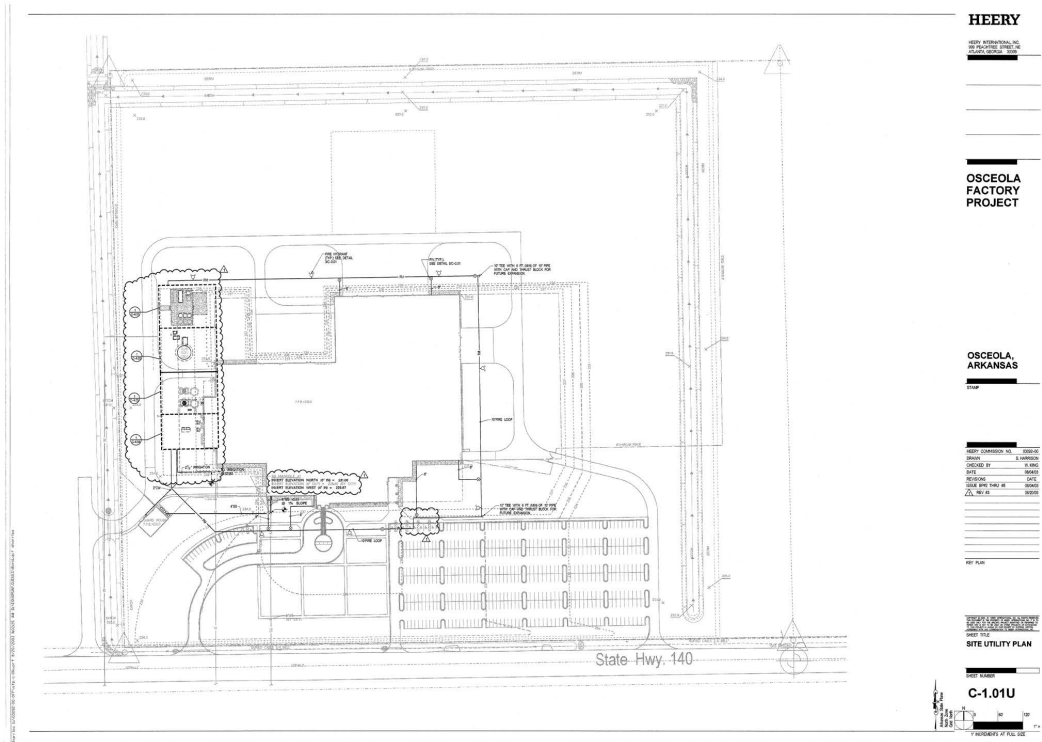


## PHOTOS

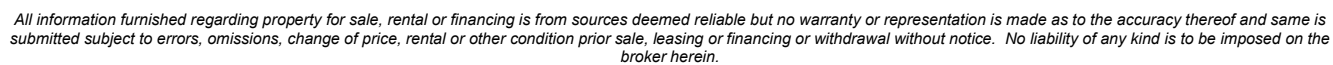




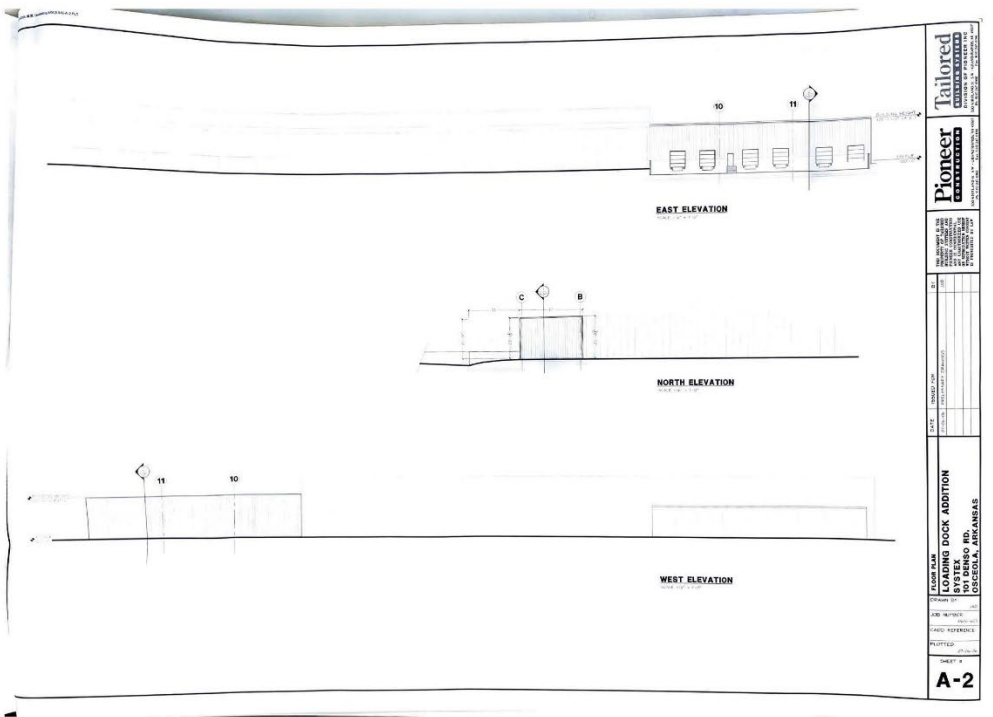
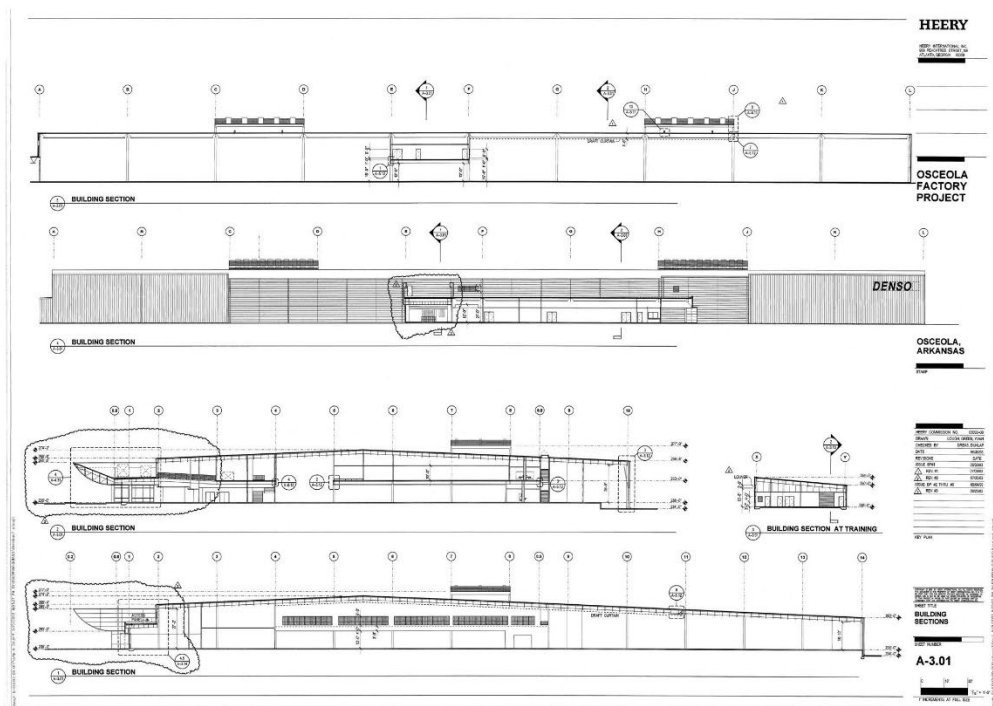






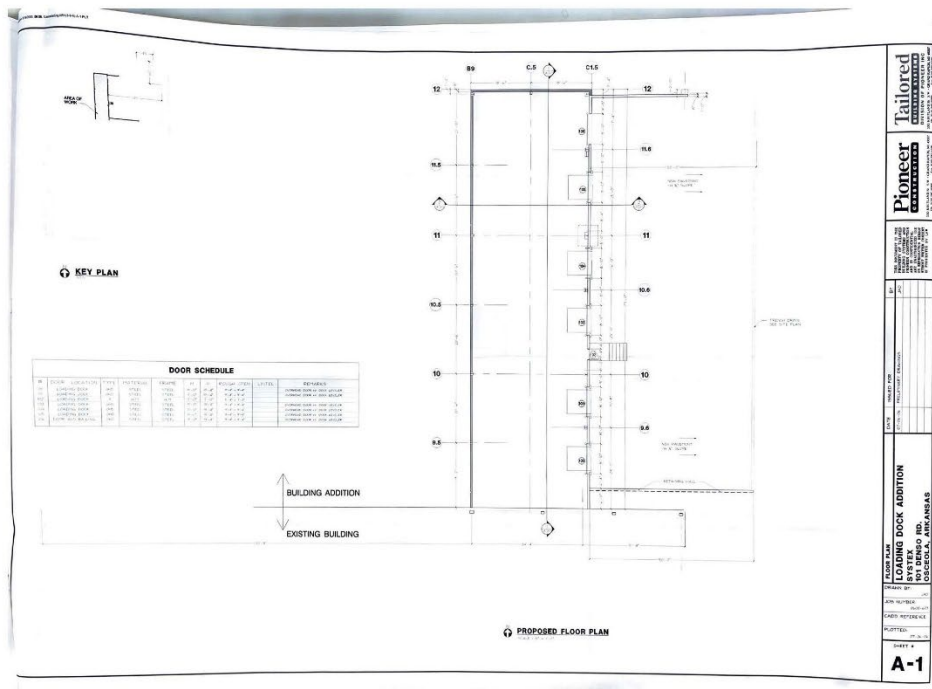






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