



FOR SALE

Rate:

\$7,300,000
\$124/SF

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Food Processing Plant

With Refrigerated/Frozen Areas Throughout Facility

532 INDUSTRIAL PARK DRIVE - MULBERRY, AR

Land: 13.69 acres

58,520 SF - Currently utilized for the processing of edamame

Building 1: Main processing plant (54,373 SF)

Building 2: Dry goods storage (4,147 SF)

Featuring 5 Dock-High Doors and 4 Drive-In Doors

Property Snapshot

This food processing facility sits on 13.69 acres and features two buildings, including a main processing facility and dry goods storage warehouse. The property offers a mix of refrigerated and ambient production areas, warehouse space, offices, and mechanical rooms. Multiple temperature-controlled zones support a range of processing and storage needs. Built in 2012 and expanded in 2014, the facility includes five dock-high doors and four drive-in doors for efficient loading and distribution.

Property Synopsis

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR



RBA: 58,520 SF

Building 1: Main processing plant
(54,373 SF)

Building 2: Dry goods storage
(4,147 SF)

Land: 13.69 Acres

SF Breakdown (Building 1)

- Refrigerated Production: 22,674 SF
- Insulated Production: 7,302 SF
- Freezer: 6,338 SF
- Cooler: 2,361 SF
- Refrigerated Dock: 2,710 SF
- Warehouse: 7,108 SF
- Office: 3,545 SF
- Maintenance/Mechanical: 2,335 SF

Temperature Zones

- Refrigerated Production: 35°F
- Freezer: -10°F
- Cooler: 35°F
- Refrigerated Dock: 35°F

Year Built/Renovations:

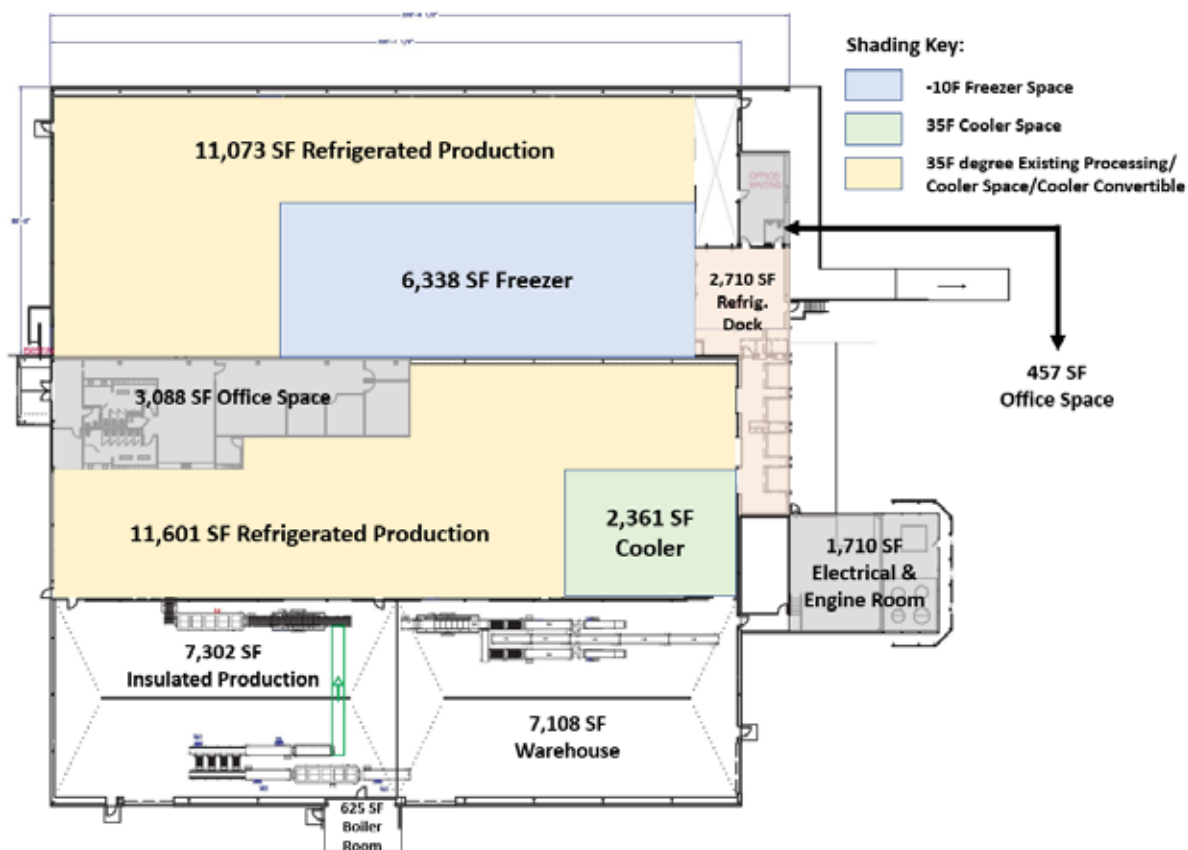
North End: 2014
South End: 2012

Loading:

- 5 Dock High Doors
- 4 Drive In Doors

Site Plan & Synopsis cont.

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR



Truck Court Depth	130'	58,520 square feet available	
Security/Fencing	Perimeter Fencing with Camera		
Refrigeration	Ammonia, 239 Tons Freezing Capacity		
Power	480 Volts 3 Phase 3,000 Amp		
Water	4" Line	Boiler CB700-100	
Sewer	8" Line		
Gas	2" Line		
Chilled Water	110 Ton		
		Steam 3,450 lbs. Per Hr. @ 212°F	
		Vent Hood 5 Commercial Grade Stainless Steel Food Preparation Vent Hoods	
		Compressed Air & Dryers Yes	
		Underfloor Heat Glycol	
		Drains Trench Drains Throughout All Production and Dry Warehouse (except freezer and cooler) plus a few spot drains	
		QA Lab Yes	

Property Photos

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR



Front Entrance & Office



Interior Photos

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR

Octofrost



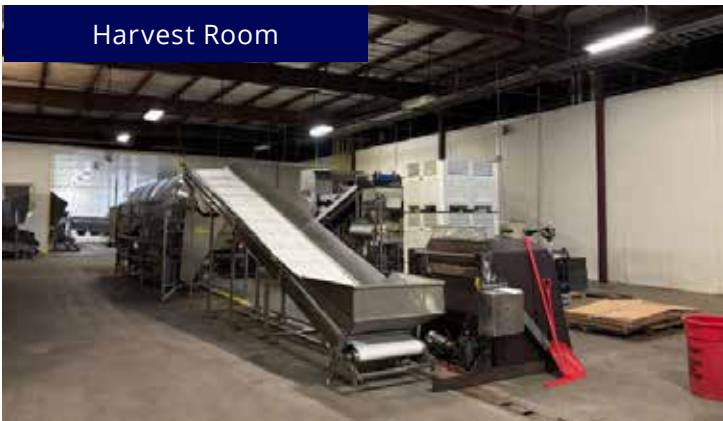
Engine Room



Blancher Room



Harvest Room



Shelling Room



Interior Photos cont.

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR



Scale &
Packaging Machine



Storage Freezer



Sorting Room



IQF Process
Freezer Room

Equipment Included:

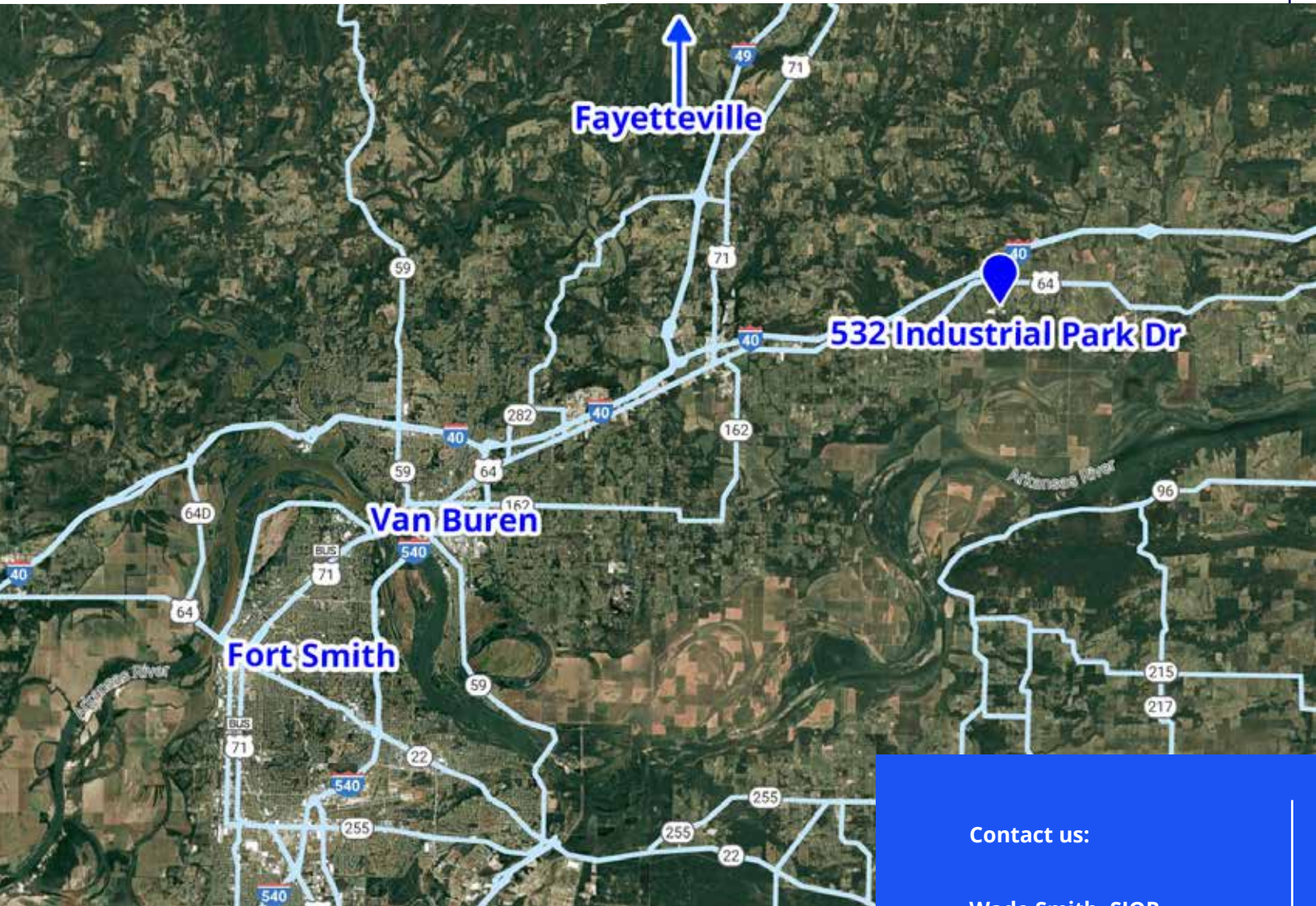
- Octofrost Model 14/2 Tunnel IQF Freezer (1)
- Belt (1) and Rotary Blanchers (3)
- Blowers, Cylindrical Graders, Wash Tanks, Shakers, Conveyors & Dumpsters Suitable for Cleaning, Shelling & Processing Vegetables
- Optical Sorters with Associated Conveyors and Dumper (3)
- Packaging Lines (4) Which Include: Ishida Scale, Matrix Bagger, and Associated Conveyors, Dumper, Metal Detector, Work Tables & Checkweigher Scales

Facility Certifications

DA, HACCP, GMP, GFSI
(BRC A+ grade as of March, 6 2024)

Location & Drive Times

532 INDUSTRIAL PARK DRIVE
MULBERRY, AR



Driving Distances

Fort Smith	22.3 Miles 28 minutes
Fayetteville	58.4 Miles 56 minutes
Van Buren	16.4 Miles 18 minutes
Little Rock	137 Miles 2 hours
Highway 71	8.7 Miles 13 minutes
Interstate 40	1.3 Miles 6 minutes

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