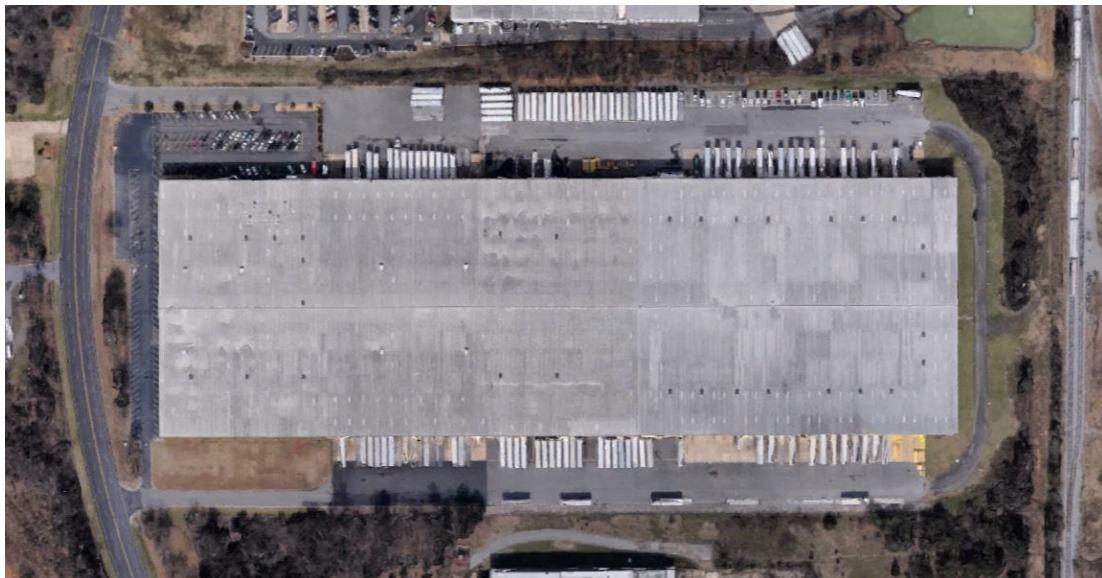


**Former Ace Hardware
400 Murphy Drive
Maumelle, AR
599,465 sf on 27.97 acres**



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| | |
|----------------------------|---|
| BUILDING SIZE: | Approximately 599,465 sf as follows: |
| Warehouse: | 592,465 sf |
| Office: | 7,000 sf |
| GROUND: | Approximately 27.97 acres |
| DIMENSIONS: | 1,356' x 436' |
| CONSTRUCTION DATE: | Original section was built in 1984; expansion was built in 1995 |
| PROPERTY CONDITION: | Excellent |
| CONSTRUCTION: | Floors: 6" reinforced concrete floors Walls: Precast tilt wall panels Roof: Built up insulated metal butler standard seam roof Columns: Steel |
| CEILING HEIGHTS: | 28' clear to the joist at the side wall; up to 32' clear at the center line |
| COLUMN SPACING: | 48'x48' in the original section; 48'x54' in the expansion |
| LIGHTING: | LED lighting throughout with motion sensors |
| WATER: | Supplied by City of Maumelle; main line 8" |
| SEWER: | Supplied by City of Maumelle; main line 4" |
| NATURAL GAS: | Supplied by Summit; main line 3" |
| POWER: | Supplied by Entergy; 1- 1000 KVA transformer. Power is distributed throughout the building via switchgear panels. 277/480 volt with 1200- 2000 amps, 3-phase 4 wire; 2 – Generac backup generators (500 KVA / 400 KW); automatic transfer switch in place |
| VENTILATION: | Provided via fans in the roof and levelers in the walls |
| HEAT: | 4 large King National space heater units provided throughout the warehouse |
| FIRE PROTECTION: | 100% Wet sprinklered system throughout the warehouse |

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OFFICE SPACE:

Fully air-conditioned offices as follows: 1st Floor office: 7,758sf; 2nd floor office – 7,318 sf; shipping office – 1,915 sf and receiving office - 2,668 sf; spaces include carpet flooring, breakroom on the 1st floor of the main office.

RESTROOMS:

Located throughout the offices and warehouse (3) areas

TRUCK LOADING:

84 – 8'x9' Dock high doors equipped with seals and levelers (Kelley levelers with 40,000 lb capacity) as follows:

Northside of building: 40 dock high doors plus 1 – 10'x15' drive-in door (original building)

Southside of building: 44 dock high doors plus 1 – 11'x20' ramp door (expansion building)

49 (24v and 36v)

FORKLIFT BATTERY CHARGING STATIONS:**RAIL:**

Main rail line borders the eastern edge of the property and serviced by Union Pacific; rail spur is possible

PARKING:

196 lighted and paved car parking spaces

TRAILER STAGING:

Northside of building has 27 trailer spots;

Southside of building has 30 trailer spots

SECURITY:

Supplied by Vector Security and linked to the fire and police departments; facility is also equipped with interior and exterior cameras that are monitored on line

FIBER OPTICS:

Provided by AT&T and Verizon; data room is equipped with raised flooring and 1 Liebert cooling system

ZONING:

I-1 (Industrial Park District)

MISCELLANEOUS:

- Breakroom / Cafeteria with vending capabilities and lockers throughout;
- 1 shower in office and 1 in the warehouse;
- 1 – 4500 lb Dover passenger elevator for office;
- Separate aerosol room in warehouse
- Mezzanine storage area – approximately 69,120 sf

FORMER USE:

Storage and distribution of dry goods to chain of hardware stores thorough 8 states surrounding Arkansas

ESTIMATED PROPERTY TAXES 2025:

Approximately \$259,191

LOCATION:

The property is ideally located in the Maumelle Industrial Park within 3 miles from I-40; 11.5 miles to I-430; 13.8 miles to I-30; 20.2 miles to Bill and Hillary Clinton National Airport; 24.5 miles from Little Rock Port Authority; 146 miles from Memphis; 325 miles from Dallas/Ft Worth

MAJOR INDUSTRIES IN THE AREA:

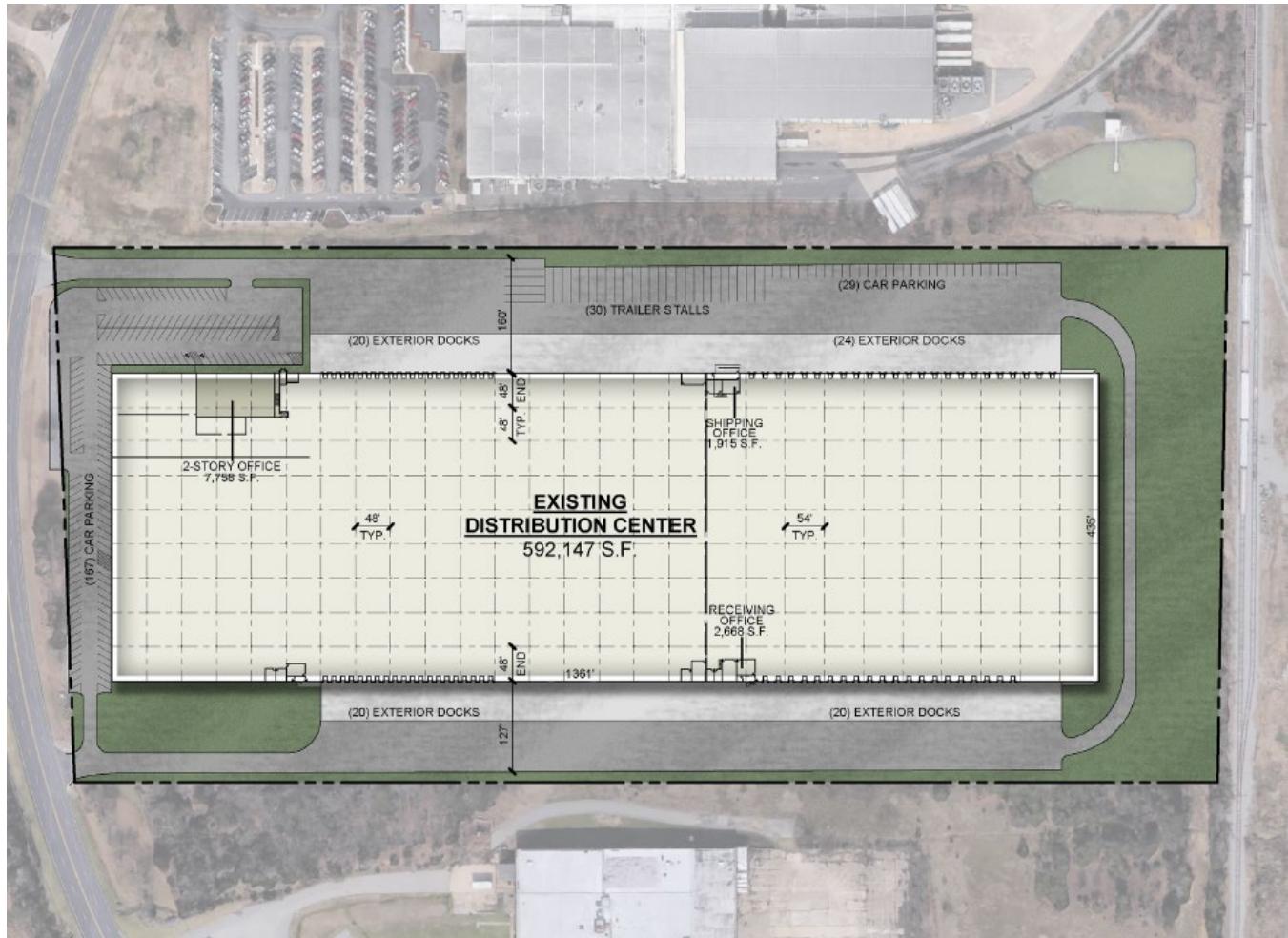
Kimberly-Clark (next door), PepsiCo, Tractor Supply, Molex, Dillard's, Leisure Arts, Plastic Ingenuity, Cintas and Relogistics

FLOOR PLAN AND RACK EQUIPMENT LAYOUT

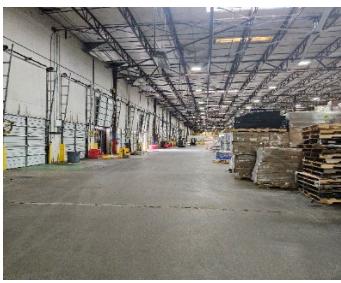
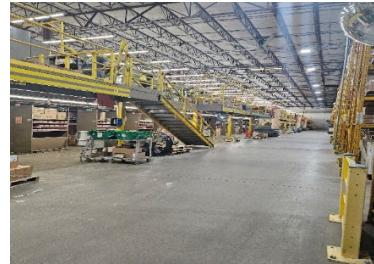


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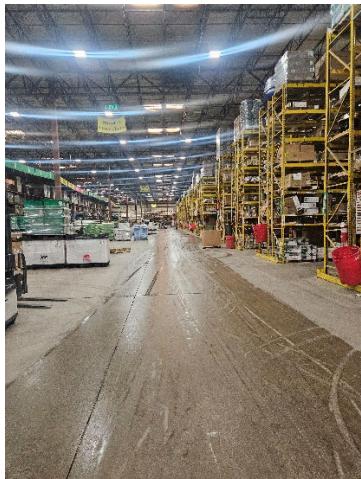
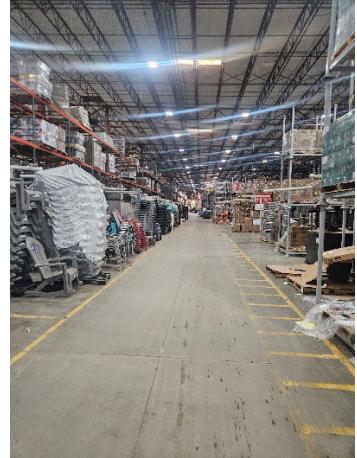
SITE PLAN



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PHOTOS:

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