

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



CONTACT:

J. Holmes Davis IV
Senior Vice President / Partner
214-763-3700
hdavis@binswanger.com

David Binswanger
President
215-448-6000
dbinswanger@binswanger.com

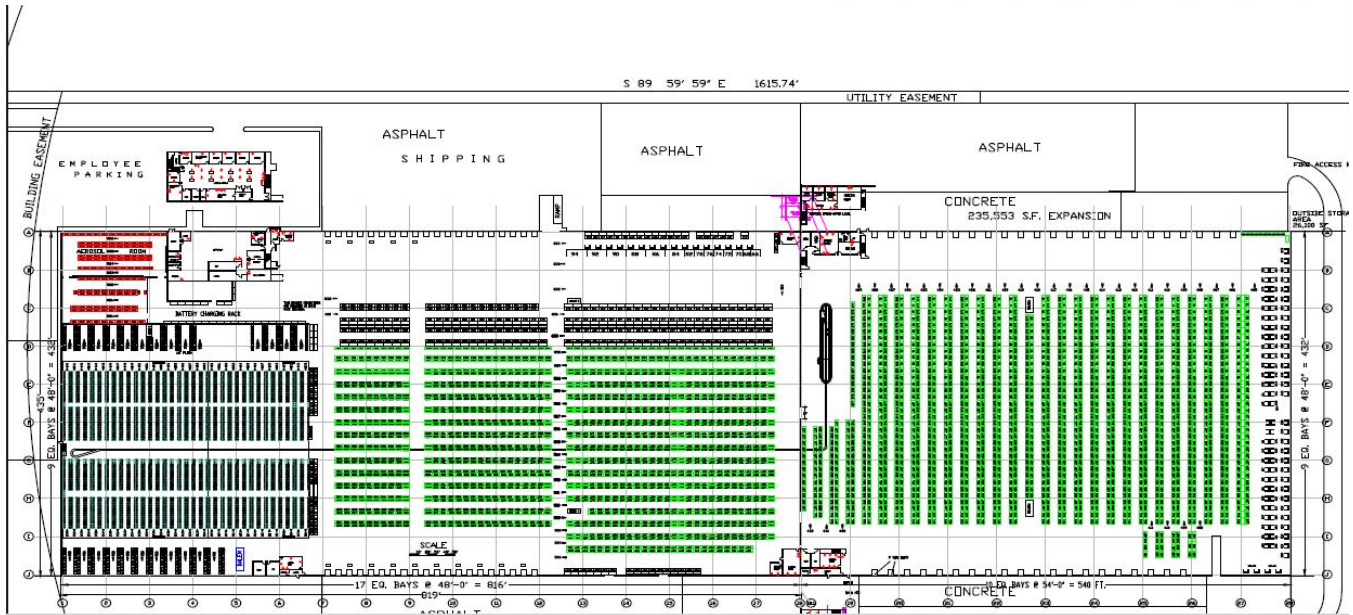
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BUILDING SIZE:	Approximately 599,465 sf as follows: Warehouse: 592,465 sf Office: 7,000 sf
GROUND:	Approximately 27.97 acres
DIMENSIONS:	1,356' x 436'
CONSTRUCTION DATE:	Original section was built in 1984; expansion was built in 1995
PROPERTY CONDITION:	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

OFFICE SPACE:	Fully air-conditioned offices as follows: 1 st Floor office: 7,758sf; 2 nd floor office – 7,318 sf; shipping office – 1,915 sf and receiving office - 2,668 sf; spaces include carpet flooring, breakroom on the 1 st 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)
FORKLIFT BATTERY CHARGING STATIONS:	49 (24v and 36v)
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:	<ul style="list-style-type: none">• 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

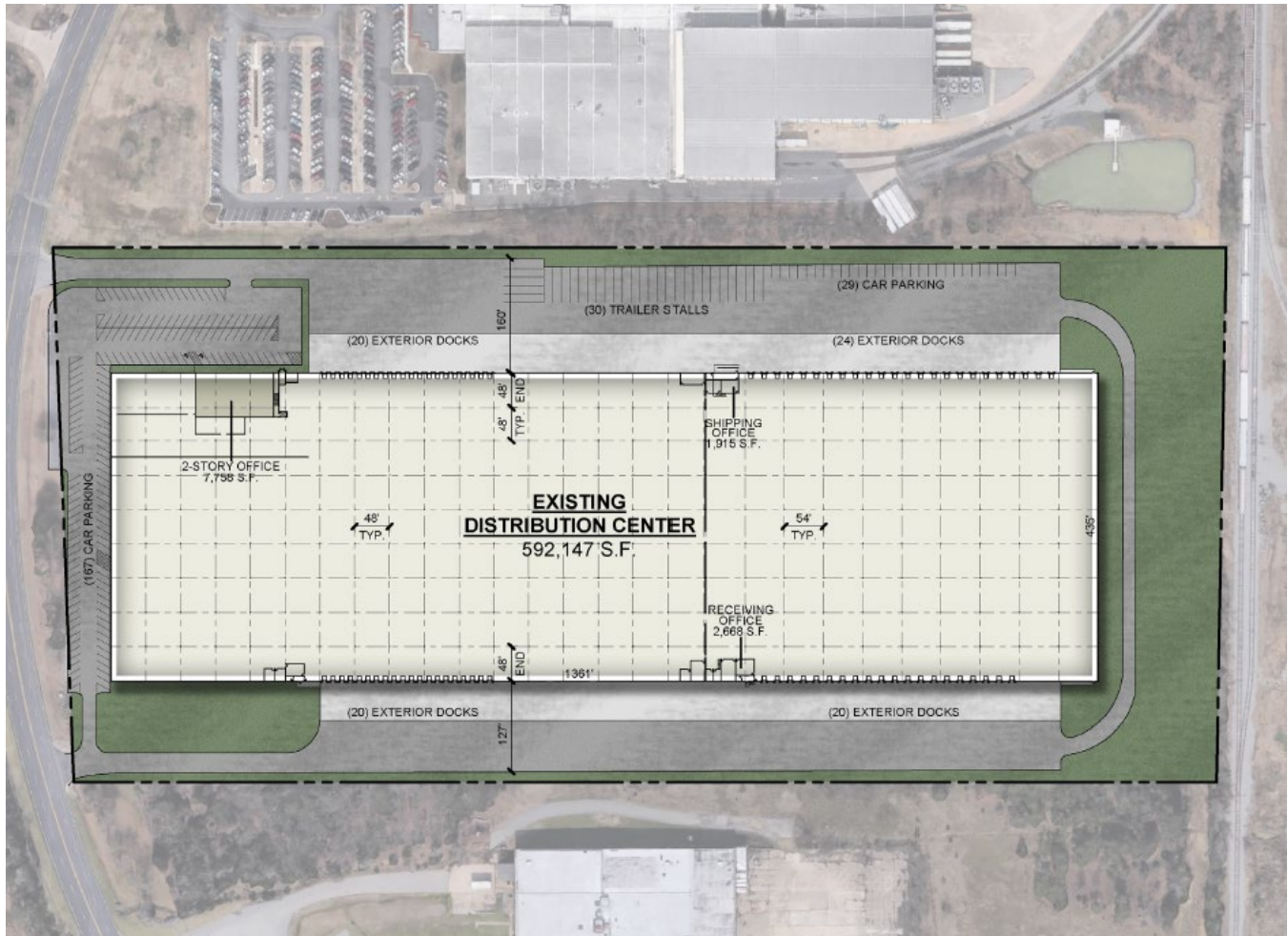
FORMER USE:	Storage and distribution of dry goods to chain of hardware stores thorough 8 states surrounding Arkansas
ESTIMATED PROPERTY TAXES 2025:	Approximately \$259,191
LOCATION:	The property is ideally located in the Maumelle Industrial Park within 3 miles from I-40; 11.5 miles to I-430; 13.8 miles 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:

