



FOR LEASE

WAREHOUSE/INDUSTRIAL SPACE

Property Highlights

- 130,323 ± SF Available for Lease
 - 3,000 ± SF Office
 - Building can be expanded to 230,000 SF (combining the building and land north of the property)
- Lease Rate: \$6.00/SF NNN
- Lot Size: 6.0 ± Acres
- 14 dock doors
- 2 drive-ins
- Ceiling Height: 22' sidewall & 36' 6" center
- Fully sprinkled
- 90± parking spaces
- Easy access to I-49, Hwy 71 and Hwy 412

For more information, please
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*information deemed reliable but not guaranteed

PROPERTY PHOTOS 603 N MONITOR RD | SPRINGDALE, AR 72764



CUSHMAN &
WAKEFIELD

sage
PARTNERS



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Owner: Cushman & Wakefield
Architect: SEA Design Group, P.C.

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME, OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED ARCHITECT IN THE STATE OF OKLAHOMA.

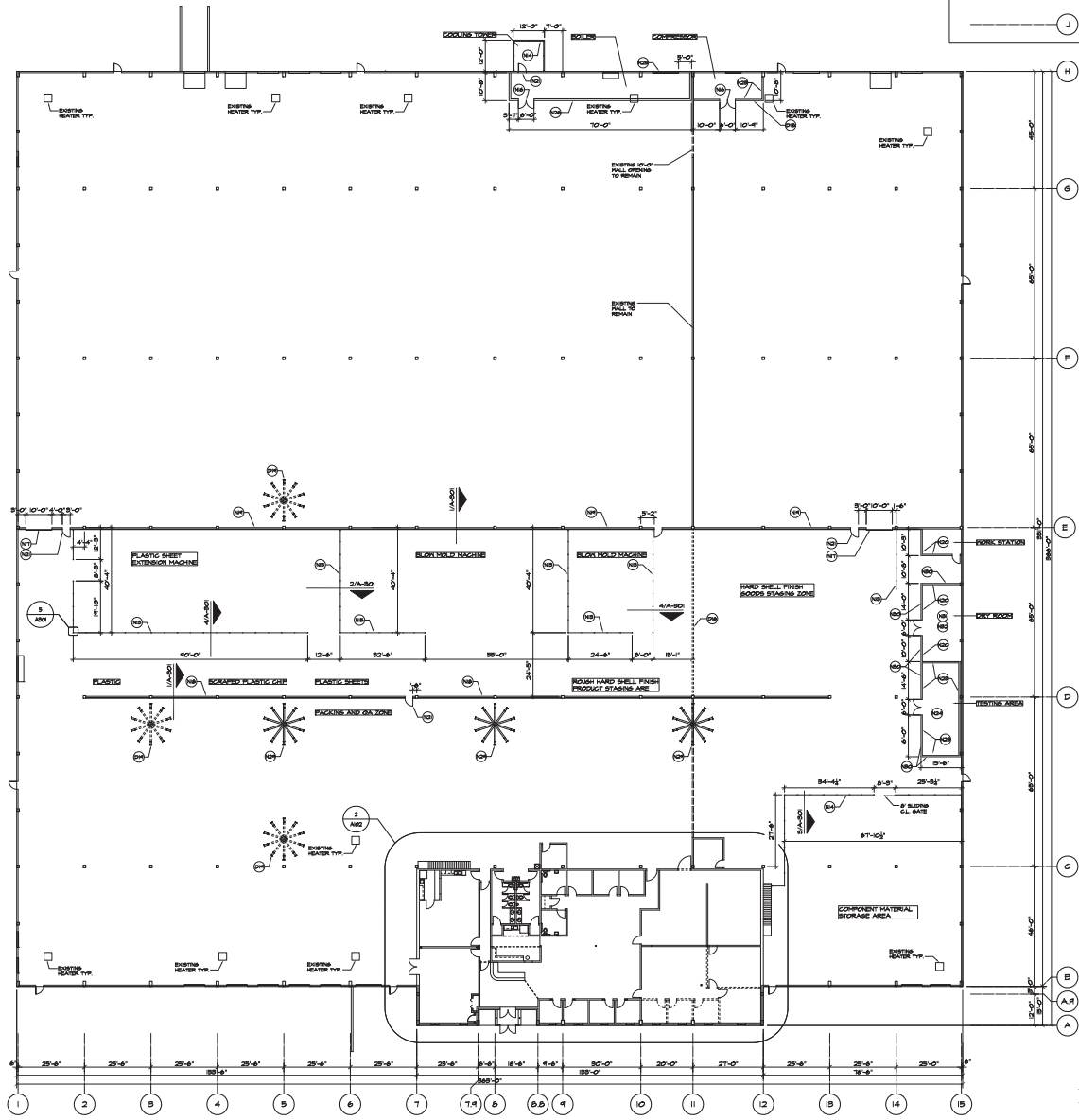
GENERAL NOTES

DEMOLITION KEYNOTES

- D16 METAL REEBED PANEL AND STUD FRAMING FROM FLOOR TO STRUCTURE TO BE REMOVED CAREFULLY FOR REAPPROPRIATED USE ON NEW 8' HIGH METAL STUD WALL ON WAREHOUSE FLOOR, PATCH CONCRETE FLOORING, FROM WALL ANCHORS, WITH GROUT TO MATCH LEVEL OF ADJACENT CONCRETE.
- D18 CHAIN-LINK STORAGE ENCLOSURE TO BE REMOVED, FINE EXISTING REBAR TO BE RELOCATED PER FINE MANHOLE DIRECTION.
- D19 RELOCATE EXISTING WAREHOUSE FANS TO NEW LOCATION PER PLAN.

KEYNOTES

- K13 NEW 8' CHAIN-LINK FENCING WITH A MAXIMUM SPACING OF 18" O.C.
- K14 NEW 8' CHAIN-LINK FENCING WITH A MAXIMUM SPACING OF 18" O.C.
- K15 NEW 10' CHAIN-LINK FENCING WITH A MAXIMUM SPACING OF 18" O.C.
- K16 NEW PAIR OF 3 DOORS AND APPROPRIATE LOCKABLE HARDWARE.
- K17 NEW 10' WIDE X 12' OVERHEAD DOOR.
- K18 NEW 8' METAL STUD FRAMED WALL, 8' HIGH, WALL TO HAVE 8" O.C. SUBSTRATE WITH REAPPROPRIATED METAL REEBED PANEL FROM EXISTING EXTERIOR SEPARATION WALL FACE FINISHING ZONE, SEE.
- K19 NEW FULL HEIGHT 8' X 18 GA. METAL STUD, 18" O.C., FRAMED SEPARATION WALL WITH NEW METAL REEBED PANEL ON TOP HAT CHANNELS 50" O.C., VERTICALLY ON SEE FINISHING INTERIORS, WALL TO BE FROM EXISTING FLOOR TO UNDERSIDE OF ROOF AT APPROX. 30' IN TOTAL HEIGHT, FACE OF METAL STUD WALL TO BE UP WITH EDGE OF STRUCTURAL COLUMNS.
- K20 NEW 10' HIGH 8' X 18 GA. METAL STUD FRAMED WALL WITH TYPE 25# GYP. BD. BOTH SIDES.
- K21 NEW 8' 4" HIGH 8' X 18 GA. METAL STUD WITH 8" GYP. BD. ON BOTH SIDES WITH SOUND ATTENUATION BATT INSULATION.
- K22 NEW 8' METAL STUD CEILING JOISTS WITH 8" GYP. BD. ON BOTH SIDES WITH SOUND ATTENUATION BATT INSULATION.
- K23 NEW VENT LOCATIONS IN EXTERIOR WALL.
- K24 NEW 8' CHAIN-LINK DOOR IN FENCING.
- K25 NEW 8' 4" CHAIN-LINK SLEEPING GATE.
- K26 NEW LOCATION OF EXISTING WAREHOUSE FANS.
- K27 "WHITE" CPS PREPARED FRP TO BE APPLIED ON OUTSIDE FACE FROM BASELINE TO DOOR TO 4'-0".
- K28 "WHITE" CPS PREPARED FRP TO BE APPLIED ON ALL SURFACES WITHIN SPACE.
- K29 NEW 10' HIGH 8' X 18 GA. METAL STUD FRAMED WALL WITH TYPE 25# GYP. BD. BOTH SIDES.



BUILDING SITE LOCATION PLAN
1 SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

EcoTech Consumer Products, LLC.

PROJECT NUMBER:
1437001

PROJECT LOCATION:
603 N. MONITOR ROAD
SPRINGDALE, AR

DATE:
07.14.2014
CONSTRUCTION DOCUMENTS

CONSTRUCTION DOCUMENT ISSUE

No.	Description	Date
1	ISSUE NO. 1	07.14.2014
2		
3		
4		
5		
6		
7		

DRAWING TITLE:
OVERALL BUILDING PLAN
DRAWING NUMBER:

A-101

