

**Western Pulp Facility
1577 North Bolton Street
Jacksonville, TX
89,674 sf on 7.98 acres**



CONTACT:

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BUILDING SIZE:	<p>89,674 SF Office: 2,500 SF Covered Dock: 1,519 SF Lower Warehouse: 13,300 SF Manufacturing: 42,115 SF East Warehouse: 30,240 SF</p>
GROUND:	<p>7.986 AC (Property ID# 108126000-5.180 AC, Property ID# 108126100-1.306 AC, Property ID# 107869200-1.500 AC)</p>
NUMBER OF BUILDINGS:	<p>One modern single story industrial building</p>
DIMENSIONS:	<p>Main facility (East and West buildings): 194'x 377' Building #2: 108'x120'</p>
CONSTRUCTION:	<p>Floors: Approximately 6" reinforced concrete throughout Walls: Insulated metal Roof: Insulated built up metal deck Columns: Circular steel</p>
CONSTRUCTION DATE:	<p>Central building was built in 1972 and expanded in 1980 West building was built in 1972 and expanded in 1980 East warehouse was built in 2019 Building #2 was built in 1980</p>
CEILING HEIGHTS:	<ul style="list-style-type: none"> • West building: 16'5" at eaves to 21'3" at center line under joist with some areas 10'4" at eaves to 15'5" at center line; • East building: 20' at eaves to 23' at center line under joist; • Building #2: 19' at eaves to 23' at center line under joist
COLUMN SPACING:	<ul style="list-style-type: none"> • West building - free span (111' width); • East warehouse - 20'x40' • Building #2 - 20'x 54'
LIGHTING:	<p>Lighting is provided throughout facility, most of which has been converted to LED lighting</p>

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POWER:	Supplied by Oncor Electric with 1-1500 KVA pad mounted transformer; power distributed throughout the facility; switch gear panels with 3,000-amp capacity; 277/480 volt 3 phase 4 wire.
WATER:	Supplied by City of Jacksonville, 12" main
SEWER:	Supplied by City of Jacksonville
NATURAL GAS:	Supplied by CenterPoint Energy; 4" main line into Bldg.
COMPRESSED AIR:	150 HP Gardner-Denver Air Compressor provides 110 PSI compressed air to facility. 460 vac 3 ph.
VENTILATION:	Building is ventilated via multiple roof fans
FIRE PROTECTION:	<p>The facility is 100% sprinklered through a Dry Sprinkler System</p> <p>EAST BUILDING (1991) DRY PIPE SYSTEM. SYSTEM DESIGN IS BASED ON AN EXTRA HAZARD GROUP II. HYDRAULICALLY CALCULATED TO PROVIDE A DENSITY OF .600 GPM PER SQ. FT. AREA.</p> <p>WEST BUILDING F (2019) DRY PIPE SYSTEM. SYSTEM DESIGN IS BASED ON AN ORDINARY HAZARD OCCUPANCY, HIGH PILED STORAGE OF CLASS 3 COMMODITY. HYDRAULICALLY CALCULATED TO PROVIDE A DENSITY OF .252 GPM PER SQ. FT. FOR THE MOST REMOTE 3,900 SQ. FT. AREA.</p> <p>CENTRAL BUILDING (1991) DRY PIPE SYSTEM. SYSTEM DESIGN IS BASED ON AN EXTRA HAZARD OCCUPANCY, HIGH PILED STORAGE OF BAILED WAX PAPER. HYDRAULICALLY CALCULATED TO PROVIDE A DENSITY OF .285 GPM PER SQ. FT. AREA. (SEE EXCEPTIONS FOR THE SHOP AND OFFICE.)</p>

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	<p>FRONT DOCK (1991) DRY PIPE SYSTEM. HYDRAULICALLY CALCULATED TO PROVIDE A DENSITY OF .21 GPM PER SQ. FT.</p> <p>BUILDING WEST, CENTRAL AND FRONT DOCK DESIGN PER NFPA 13 & 231</p>
<p>OFFICE SPACE:</p>	<p>Approximately 2,500 sf of modern single story fully air-conditioned office space featuring private offices and conference rooms; data processing room; carpeted and tile flooring and dropped acoustical tile ceilings; fluorescent lighting and adjacent cafeteria within the building.</p>
<p>RESTROOMS:</p>	<p>OFFICE: Men: 1 each Women: 1 each</p> <p>WAREHOUSE: Men: 1 each Women: 1 each</p>
<p>TRUCK LOADING:</p>	<p>Approximately 8 dock high doors and 2 grade level doors as follows:</p> <ul style="list-style-type: none"> • 3 - 8'x10' dock high doors with levelers and seals at south end of east building; • 1 – 15'x13' covered dock high door at north end of east building; • 1 – 14'x14' dock high door at north end of west building; • 1 – 12'x16' dock high door at northwest section of west building; • 1 – 12'x13' covered dock high door at south end of west building; • 1 – 12'x12' covered dock high door at south end of west building; • 1 – 12'x12' grade level door at northwest section of western building; • 1 – 9'x10' grade level door at southwest section of west building; • Another covered dock is located between west building and building #2
<p>PARKING:</p>	<p>Graveled and lighted parking space for approximately 42 vehicles</p>

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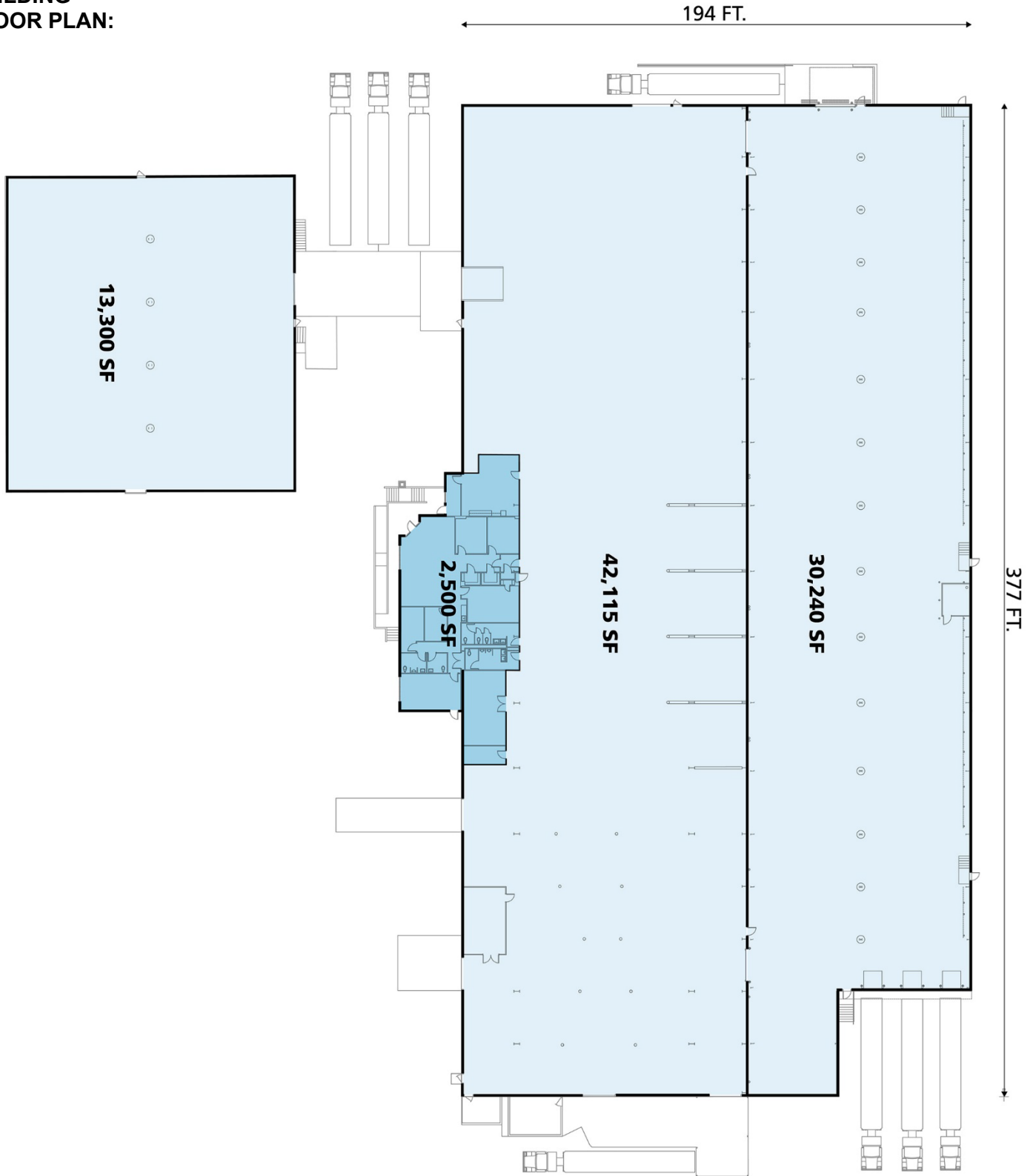
ZONING:	M - Heavy Manufacturing
TAXES:	2023 - Land \$2,276 / Improvements \$12,926
MAJOR EMPLOYERS IN THE AREA:	Major employers in the area include: Bealls – Distribution, Center, Walmart, Arlington Lumber and Pallet, Concentrix, Builder’s Best, Federal Health Sign Company, and Cardinal Health
LOCATION:	The property is strategically located along Route 69 and Route 79; approximately 2 miles from US Hwy 175; approximately 40 miles to Interstate 20; 25 miles from Tyler; 60 miles from Longview; 105 miles from Shreveport Regional Airport; 133 miles from DFW International Airport.
FORMER USE:	Manufacturer of molded fiber packaging products.
MISCELLANEOUS:	<p>Three (3) exterior security cameras in place;</p> <p>Various mezzanine offices located throughout manufacturing and warehouse areas;</p> <p>Exterior wash areas;</p> <p>Internet access is provided by Optimum Business (https://business.optimum.net). Currently, we utilize the following Optimum products:</p> <ul style="list-style-type: none"> • Optimum Business Internet – 150 Mbps Business Internet (Gigabit speed is available, per Optimum) • Optimum Business Voice – Voice over IP (VoIP), and International Calling • Optimum Static IP – one static IP address (more can be acquired) <p>Local Telephone (Landline / Analog)</p> <ul style="list-style-type: none"> • Local landline (analog) phone services are available from Frontier (https://business.frontier.com). <p>Link to drone video: https://vimeo.com/920113225</p>

SITE PLANS:



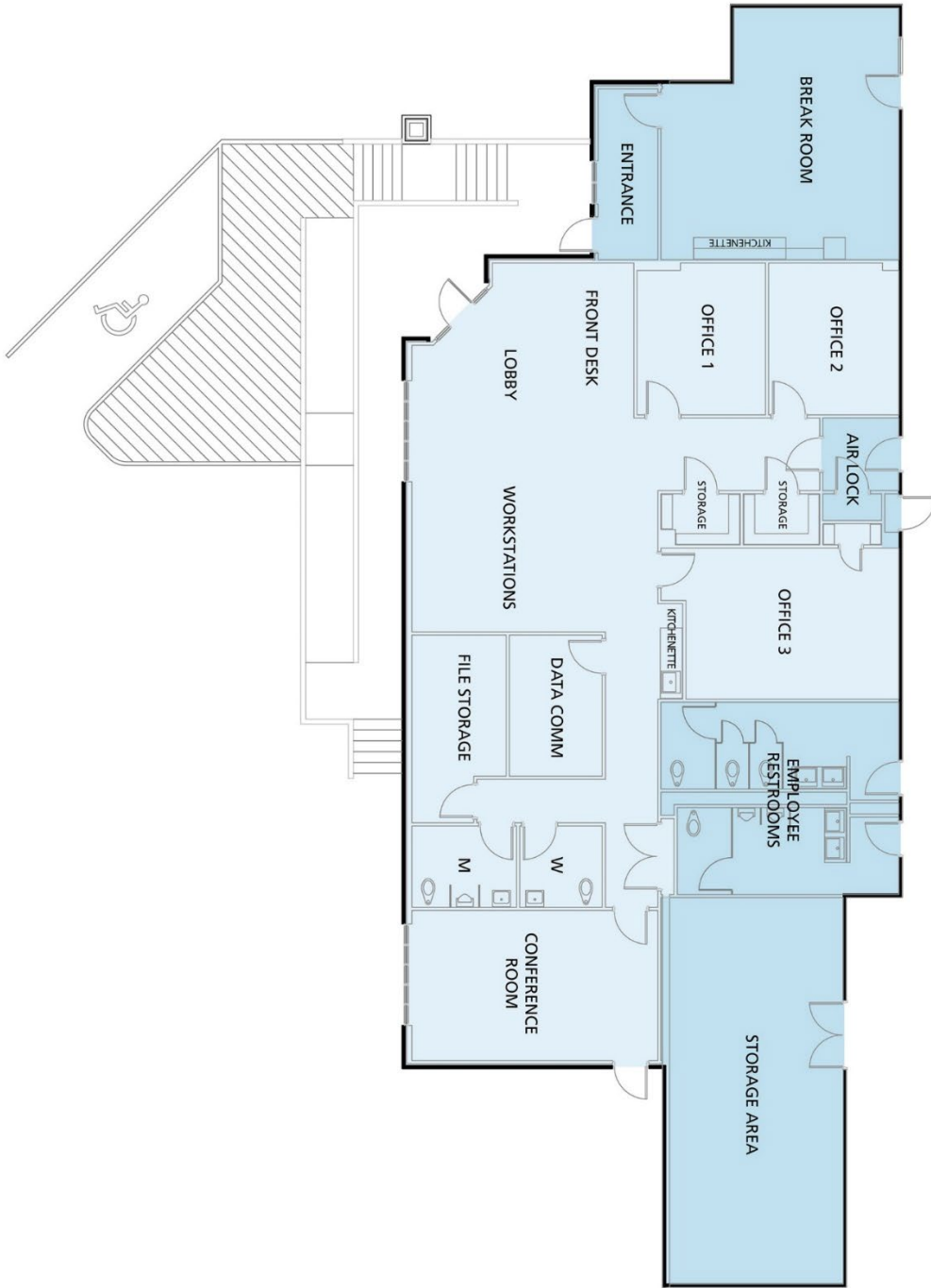
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**BUILDING
FLOOR PLAN:**



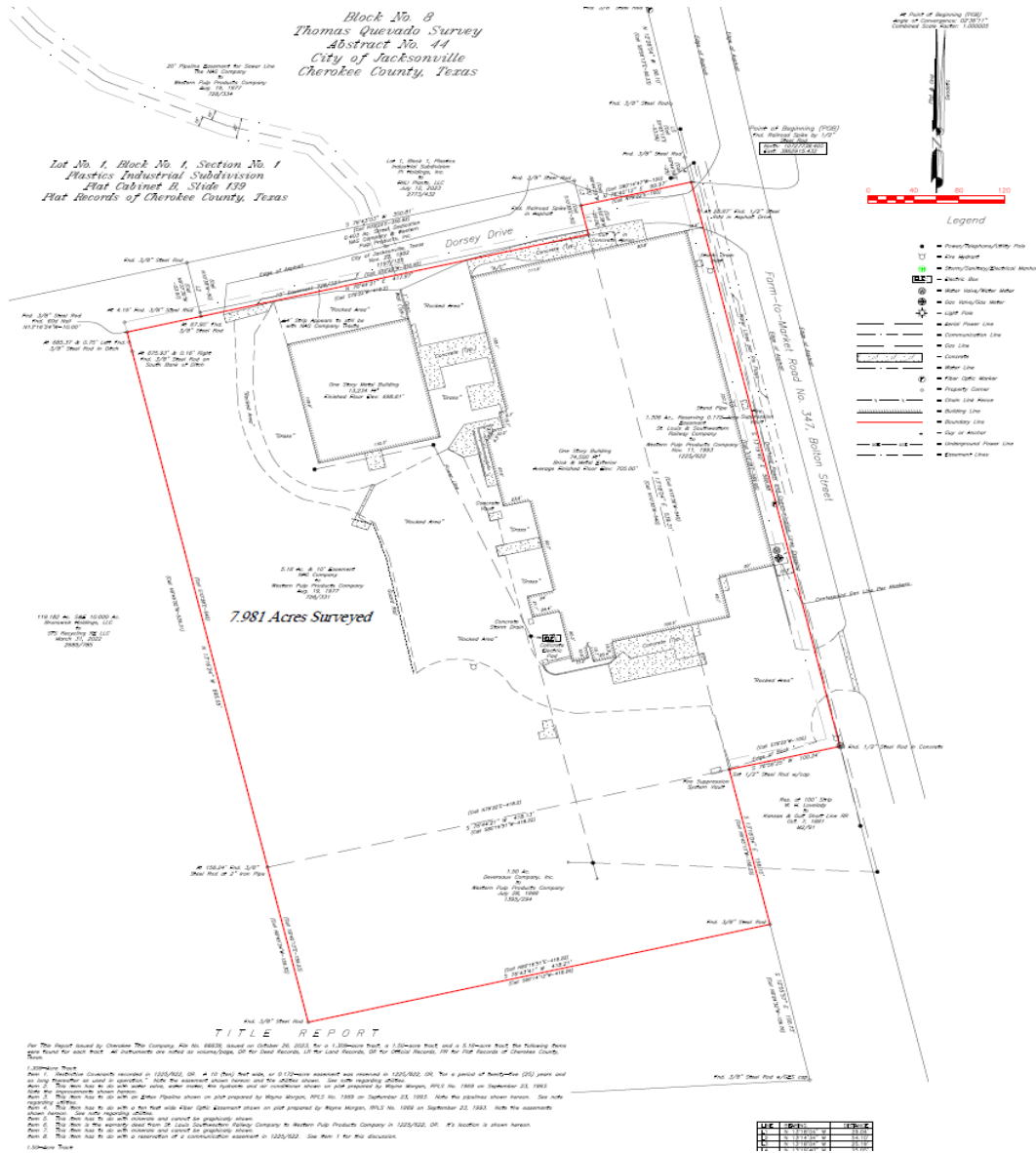
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OFFICE FLOOR PLAN:



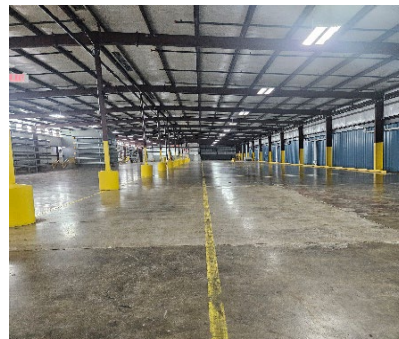
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SURVEY/SITE PLAN:



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PHOTOS:



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