

**REFRIGERATED/FROZEN FOOD  
MANUFACTURING PLANT  
± 58,520 SF FOR SALE ON ± 13.69 ACRES**

**CBRE**



**532**

**Industrial Park Drive**

MULBERRY (FORT SMITH), AR

**REFRIGERATED/FROZEN FOOD  
MANUFACTURING PLANT  
±58,520 SF FOR SALE ON ±13.69 ACRES**



**±6.5  
Expansion  
Acres**

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## PROPERTY OVERVIEW

**RBA:** 58,520 SF

Bldg. 1 - Main processing plant: ±54,000 SF

Bldg. 2 - Dry goods storage: ±4,000 SF

**Land:** 13.69 Acres

**SF Breakdown (Building 1):**

Refrigerated Production: 22,674 SF

Ambient Production: 7,302 SF

Freezer: 6,338 SF

Cooler: 2,361 SF

Refrigerated Dock: 2,710 SF

Ambient 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

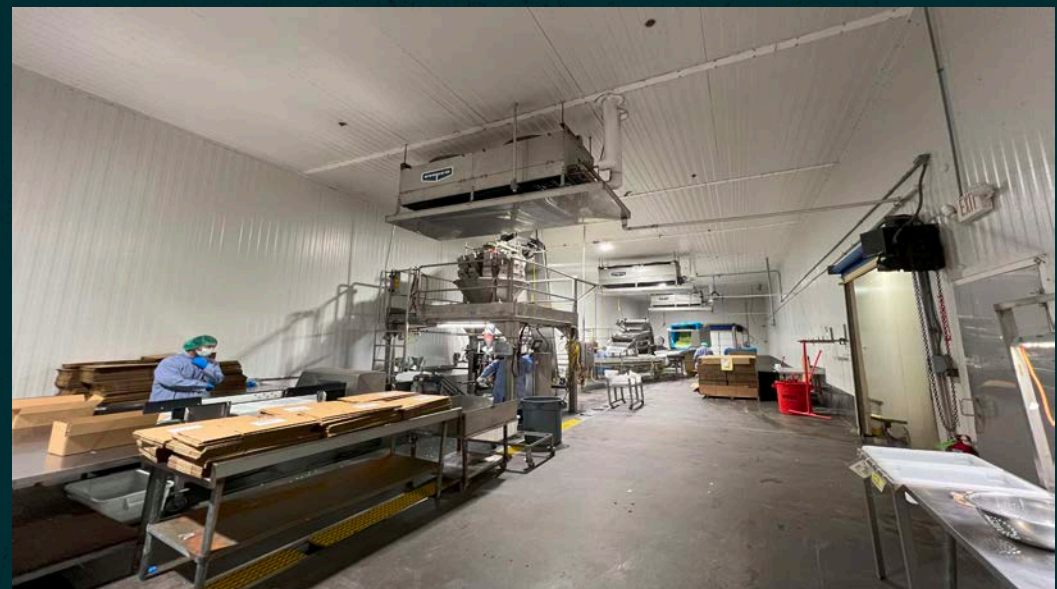
**Year Built/Renovations:**

2012 (south end) & 2014 (north end)

**Loading:**

5 Dock High Doors

4 Drive In Doors





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# PROPERTY OVERVIEW CONT.

<b>Truck CourtDepth:</b>	130'
<b>Security/Fencing:</b>	Perimeter fencing with camera
<b>Refrigeration:</b>	Ammonia, 239 Tons Freezing Capacity
<b>Power:</b>	480 Volts 3 Phase 3,000 Amp
<b>Water:</b>	4" Line
<b>Sewer:</b>	8" Line
<b>Gas:</b>	2" Line
<b>Chilled Water:</b>	110 Ton
<b>Boiler:</b>	CB700-100
<b>Steam:</b>	3,450 lbs. Per Hr. @ 212°F
<b>Vent Hood:</b>	5 commercial grade stainless steel hood preparation vent hoods
<b>Compressed Air and Dryers:</b>	Yes
<b>Underfloor Heat:</b>	Glycol
<b>Drains:</b>	Trench drains throughout all production and dry warehouse (except freezer and cooler) plus a few spot drains
<b>QA Lab:</b>	Yes

# PROPERTY OVERVIEW CONT.

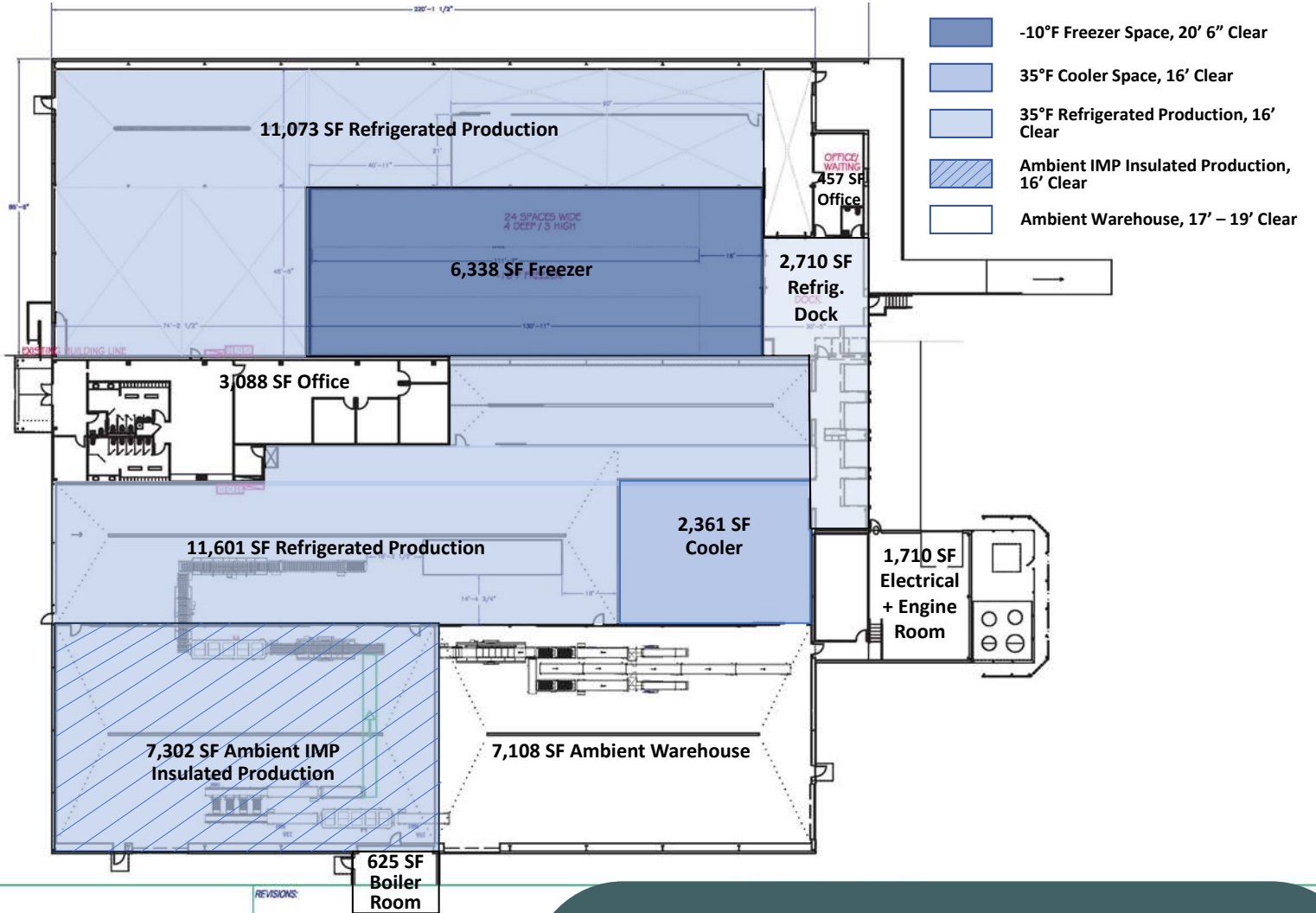
**Facility Certifications:** DA, HACCP, GMP, GFSI (BRC A+ grade as of March, 6 2024)

**Equipment Available Separately:** (1) Octofrost Model 14/2 tunnel IQF freezer, (2) 1 belt and 2 rotary blanchers (3 total), along with blowers, cylindrical graders, wash tanks, shakers, conveyors, and dumpers suitable for cleaning, shelling and processing vegetables, (3) Optical sorters, with associated conveyors and dumper, and (4) Packaging Lines, which includes Ishida Scale, Matrix Bagger, and associated conveyors, dumper, metal detector, work tables, and checkweigher scales

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# FLOOR PLAN



DWG-SHT NO.:

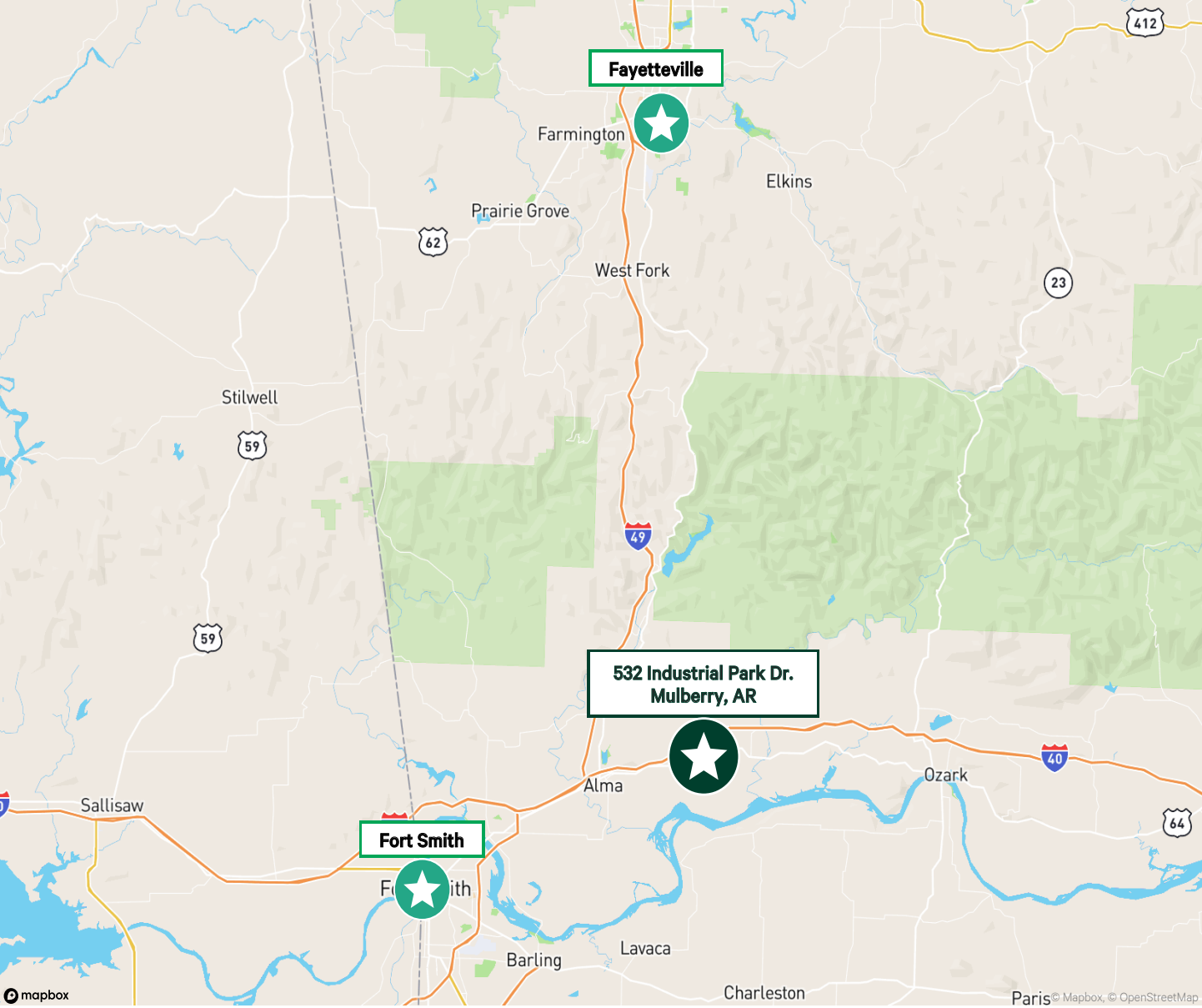
LOCATION:

NOTES:

REVISIONS:

58,520 SF

# AREA MAP



## Proximity to Cities, Interstates & Highways

- Fort Smith: 22.3 Miles
- Fayetteville: 58.4 Miles
- Little Rock: 137 Miles
- Highway 64: 0.5 Miles
- Interstate 40: 1.6 Miles
- Highway 215: 5.3 Miles
- Highway 71: 8.7 Miles
- Interstate 49: 10 Miles

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## **LUCY DURBIN**

Senior Vice President  
National Food Facilities Group  
+1 214.674.2813  
Lucy.Durbin@cbre.com

## **WILLIAM CALLAHAN, SIOR**

Senior Vice President  
+1 214.577.0711  
William.Callahan@cbre.com

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