

# AVAILABLE FOR SALE OR LEASE

Fully Air-Conditioned Industrial Facility  
370,000 SF on 40.87 Acres



View Drone Video

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**1904 WEST CLARK ROAD  
CLARKSVILLE, AR**

# DOCK HIGH LOADING



## Size:

370,000 SF including Manufacturing, Warehouse and Office space (office approximately 5,000 SF)



## Acreage:

40.87 expandable acres



## HVAC:

Fully Air Conditioned throughout



## Ceiling Heights:

20'-43' (predominantly 20'-22')



## Column Spacing:

40'x40'; some areas 40'x42'



## Fire Protection:

Facility is 100% sprinklered via Wet/ESFR system; 150,000 gallon backup water tank in place



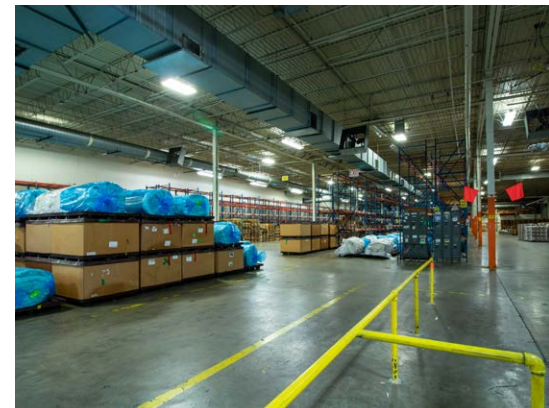
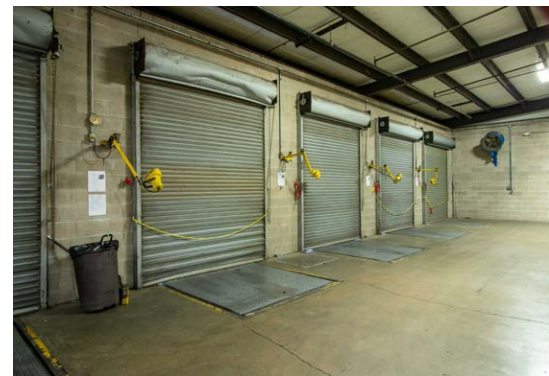
## Power:

There are 12 -1250 KVA transformers; 3-166 KVA transformers and 1-1000 KVA transformer (that feeds the fire pump house only)

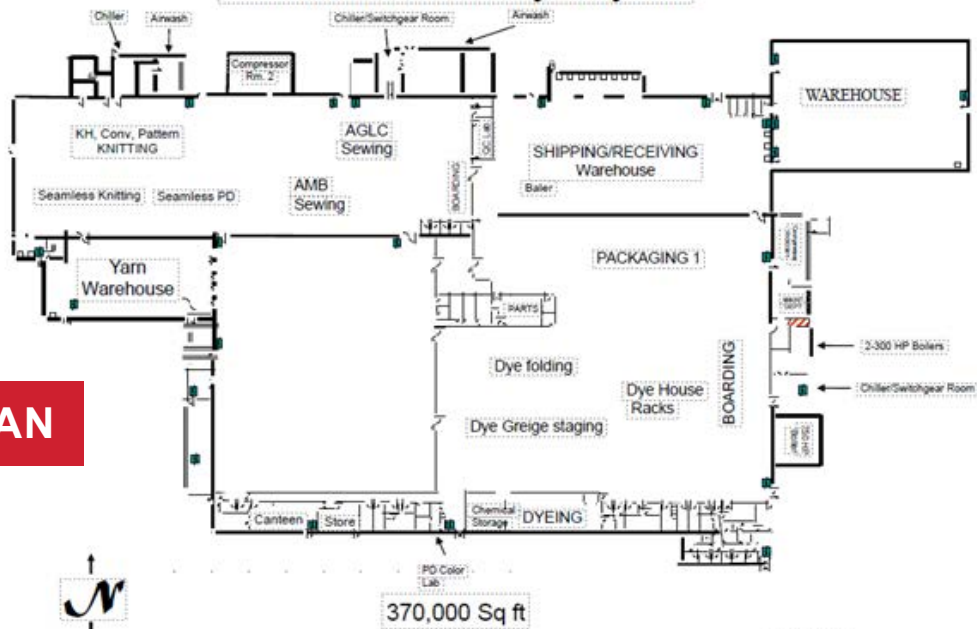


## Dock High Loading:

15 - 8'x10' dock loading doors with levelers and seals; 1 - 8'x8' dock high door (some drive-in doors located throughout the facility)



## Clarksville Facility Layout

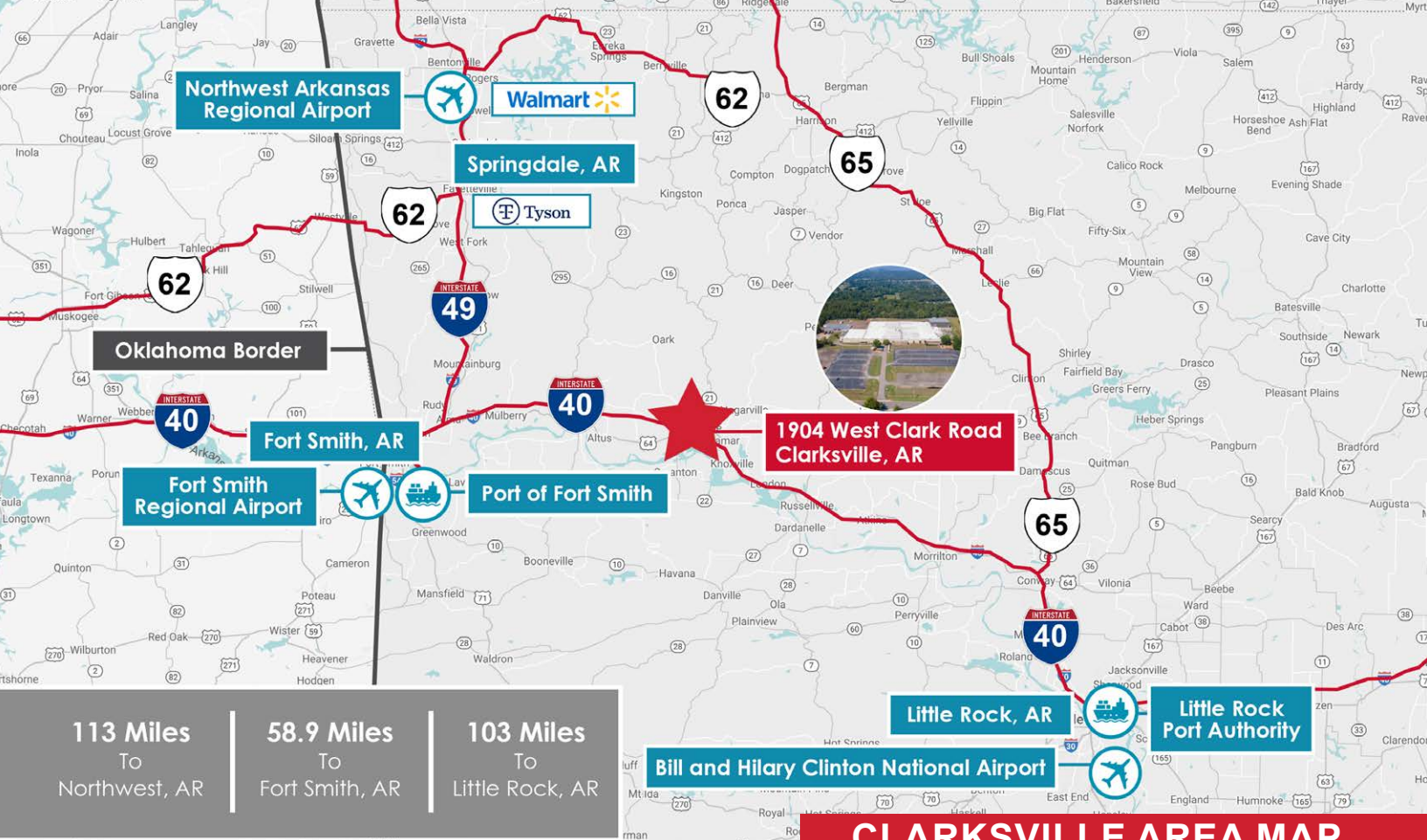


### FLOOR PLAN



## PROPERTY HIGHLIGHTS:

- Lighting:**  
 Combination of T-8 fluorescent lighting and some LED lighting
- Compressed Air:**  
 Compressed air supplied throughout the facility via 8 units - 1-350 hp Atlas Copco; 3-300 hp Gardner Denver; 4-150 hp Gardner Denver units
- Water & Sewer:**  
 Supplied by Clarksville Connected Utilities
- Natural Gas:**  
 Supplied by Blackhills Energy
- Fiber Optics:**  
 Supplied by Clarksville Connected Utilities with multiple fiber providers available to the site
- Parking:**  
 Paved and lighted parking spaces for over 700 vehicles Security Guard shack
- Major Industries in the area:**  
 Tyson Foods, Munro Footwear, Greenville Tube, Redwing Boots, Pictsweet and Walmart Distribution Center
- Incentives:**  
 Facility is located in an Opportunity Zone



113 Miles  
To  
Northwest, AR

58.9 Miles  
To  
Fort Smith, AR

103 Miles  
To  
Little Rock, AR

**CLARKSVILLE AREA MAP**

**Cooling Towers**



**Heavy Power**



**AC / Chiller**



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