

## Approximately 370,000 SF Available for Sale or Lease

Former Hanesbrands Facility  
1904 West Clark Road  
Clarksville, AR



### CONTACT:

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**FORMER HANESBRANDS FACILITY  
1904 WEST CLARK ROAD  
CLARKSVILLE, AR  
APPROXIMATELY 370,000 SF**

<b>BUILDING SIZE:</b>	Manufacturing/Warehouse: 365,000 SF Office: 5,000 SF Total: 370,000 SF
<b>ACREAGE:</b>	40.87 acres
<b>NUMBER OF BUILDINGS:</b>	One single story fully air conditioned facility
<b>CONSTRUCTION DATE:</b>	Constructed in 1974 with expansions in the 90's and 2000's
<b>BUILDING DIMENSIONS:</b>	826' x 448'
<b>PROPERTY CONDITION:</b>	Excellent
<b>CONSTRUCTION:</b>	Floors: Predominantly 6", but some 8" throughout Walls: Combination of concrete tilt wall and insulated metal Roof: Built up roof with TPO and Membrane surface Columns: Steel I Beam and circular steel
<b>CEILING HEIGHTS:</b>	20'-43' clear (predominantly 20'-22' clear)
<b>COLUMN SPACING:</b>	Predominantly 40'x40'; some areas 40'x42'
<b>LIGHTING:</b>	Lighting supplied throughout the manufacturing and warehouse areas with a combination of T-8 fluorescent lighting and some LED lighting
<b>POWER:</b>	Supplied by City of Clarksville (CCU – Clarksville Connected Utilities). There are twelve (12) – 1250 KVA transformers; three (3) – 166 KVA transformers and one (1) – 1000 KVA transformer (that feeds the fire pump house only). Power is distributed throughout via switchgear panels that are rated at 277/480 volt 3 -phase 4 wire with amp capacity up to 5000; emergency backup generator supplied by one (1) Kohler 60kw generator
<b>WATER:</b>	Supplied by City of Clarksville (CCU – Clarksville Connected Utilities); 12" water main and 6" water meter to building
<b>SEWER:</b>	Supplied by City of Clarksville (CCU – Clarksville Connected Utilities); 8" sewer main and 6" to building
<b>NATURAL GAS:</b>	Supplied by Blackhills Energy

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<b>COMPRESSED AIR:</b>	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
<b>AIR CONDITIONING:</b>	Facility is 100% air conditioned throughout via a total of 5 chillers, 1 York 600-ton unit; 4 Trane units 400-600 tons; 6 Marley cooling towers
<b>HEAT:</b>	Some heat is supplied via ceiling suspended gas fired space heaters and via a boiler; 1-750 hp Johnston boiler
<b>FIRE PROTECTION:</b>	Facility is 100% sprinklered via a Wet/ESFR System. A 150,000-gallon backup water tank in place
<b>OFFICE SPACE:</b>	Approximately 5,000 SF of modern single-story fully air conditioned office space, featuring private offices, conference rooms, cafeteria, carpeted and tiled flooring, and drop acoustical tile ceilings
<b>RESTROOMS:</b>	Men's and Women's restrooms located throughout the manufacturing, warehouse, and office areas
<b>TRUCK LOADING:</b>	Approximately 15 dock-high doors as follows:  South side: 6 – 8'x10' dock high doors with levelers and seals  North side: 1 – 8'x8' dock door; 8 – 8'x10' dock high doors with levelers and seals  Some drive-in doors located throughout the facility
<b>FIBER OPTICS:</b>	Fiber Optics supplied by Clarksville Connected Utilities (CCU) with multiple fiber providers available to the site
<b>PARKING:</b>	Paved and lighted parking spaces for over 700 vehicles
<b>MISCELLANEOUS:</b>	<ul style="list-style-type: none"><li>* Security guard shack</li><li>* Fire alarm connected to fire department</li><li>* Forklift battery charging station in warehouse</li><li>* Shipping and receiving office</li><li>* Facility is in an Opportunity Zone</li></ul>

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**TAXES:** Approximately \$116,000 per year

**INSURANCE:** Approximately \$.20/SF

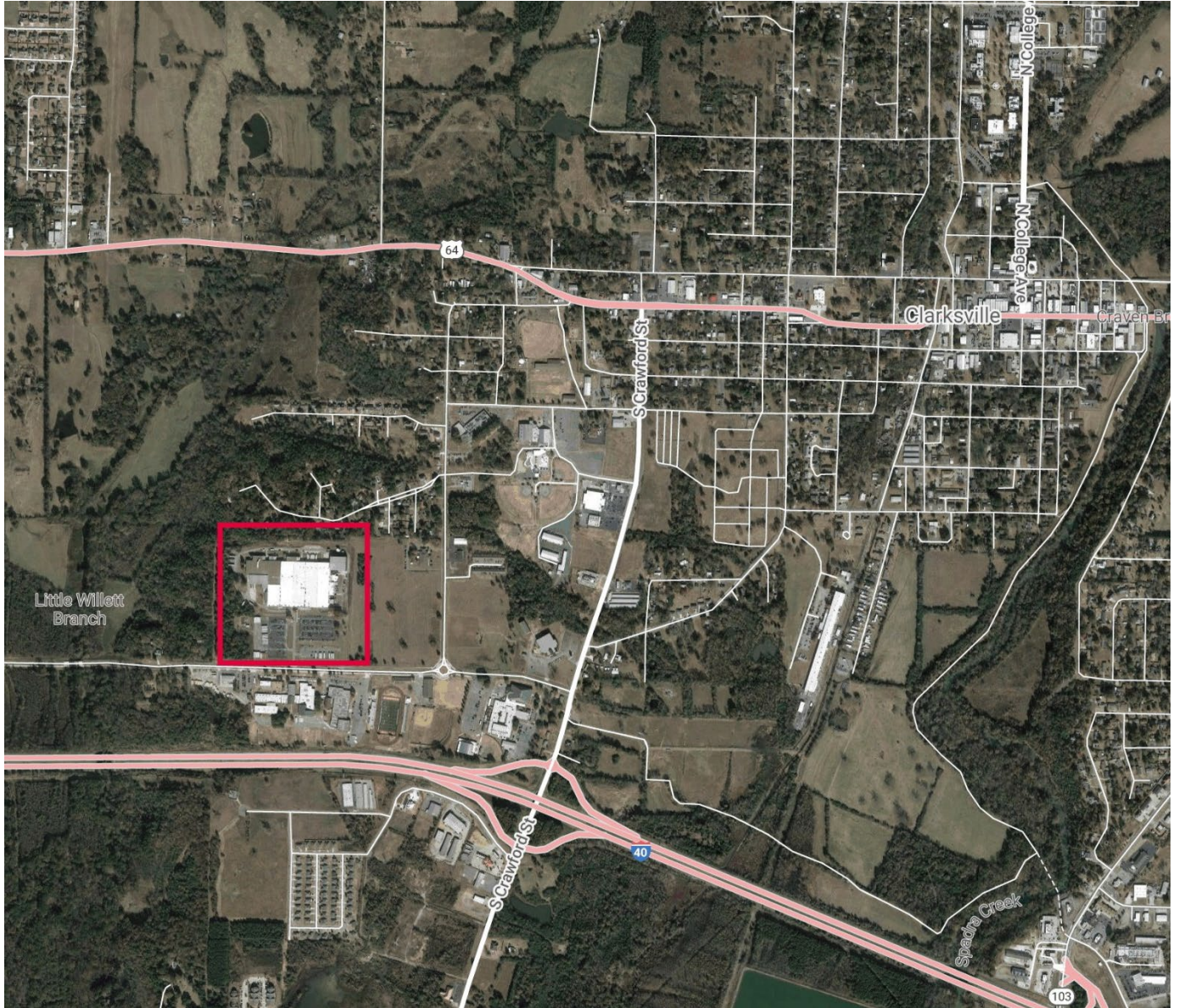
**LOCATION:** Ideally located just north of Interstate 40; minutes from Route 64 and 44 miles to Interstate 49; 3.5 miles to Clarksville Municipal Airport; 60 miles to Ft Smith Regional Airport; 105 miles to Bill and Hillary Clinton National Airport in Little Rock; 112 miles to Bentonville Municipal Airport; 112 miles to Northwest Arkansas National Airport; 107 miles to Little Rock Port; 27 miles to Russellville; 70 miles to Conway; 59 miles to Ft Smith Port

**FORMER USE:** Originally built for Singer for the production of power tools; Sara Lee/Hanesbrands bought the facility in 1987 for knitting, production, and distribution of hosiery

**MAJOR INDUSTRIES IN THE AREA:** Tyson Foods; Munro Footwear; Greenville Tube; Redwing Boots; Pictsweet; Walmart Distribution Center

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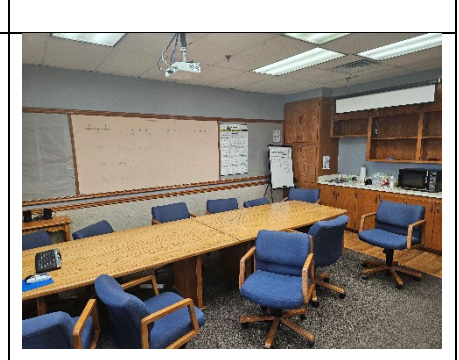
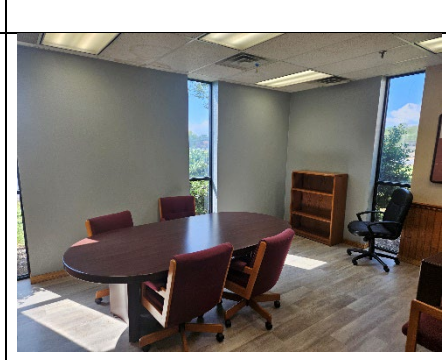
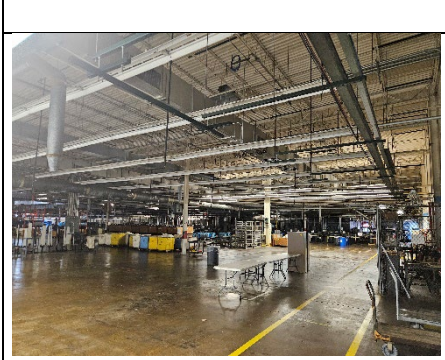
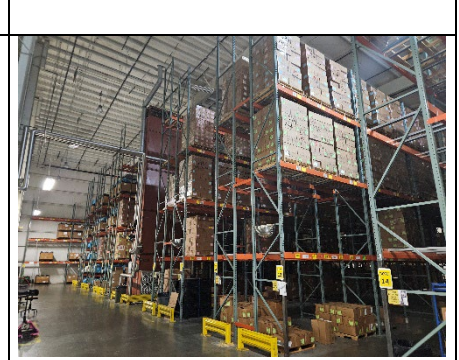
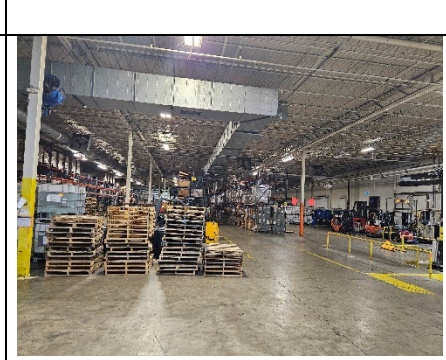
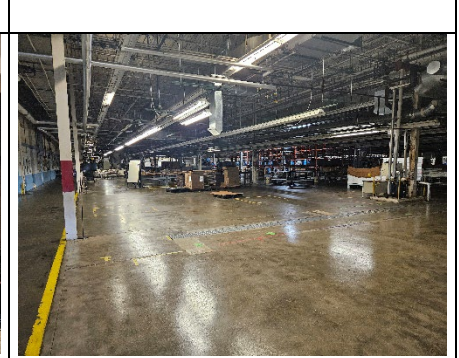
**LOCATION MAPS:**



*All information furnished regarding property for sale, rental or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other condition prior sale, leasing or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

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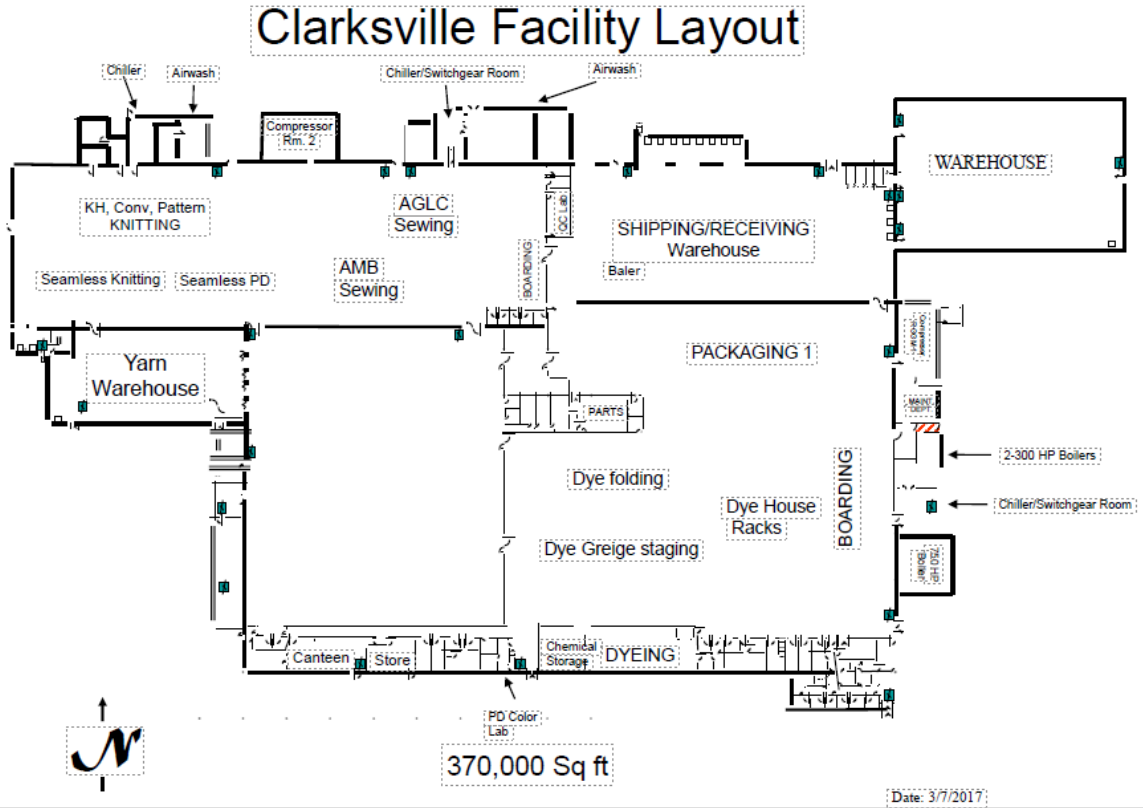
**BUILDING PHOTOS:**



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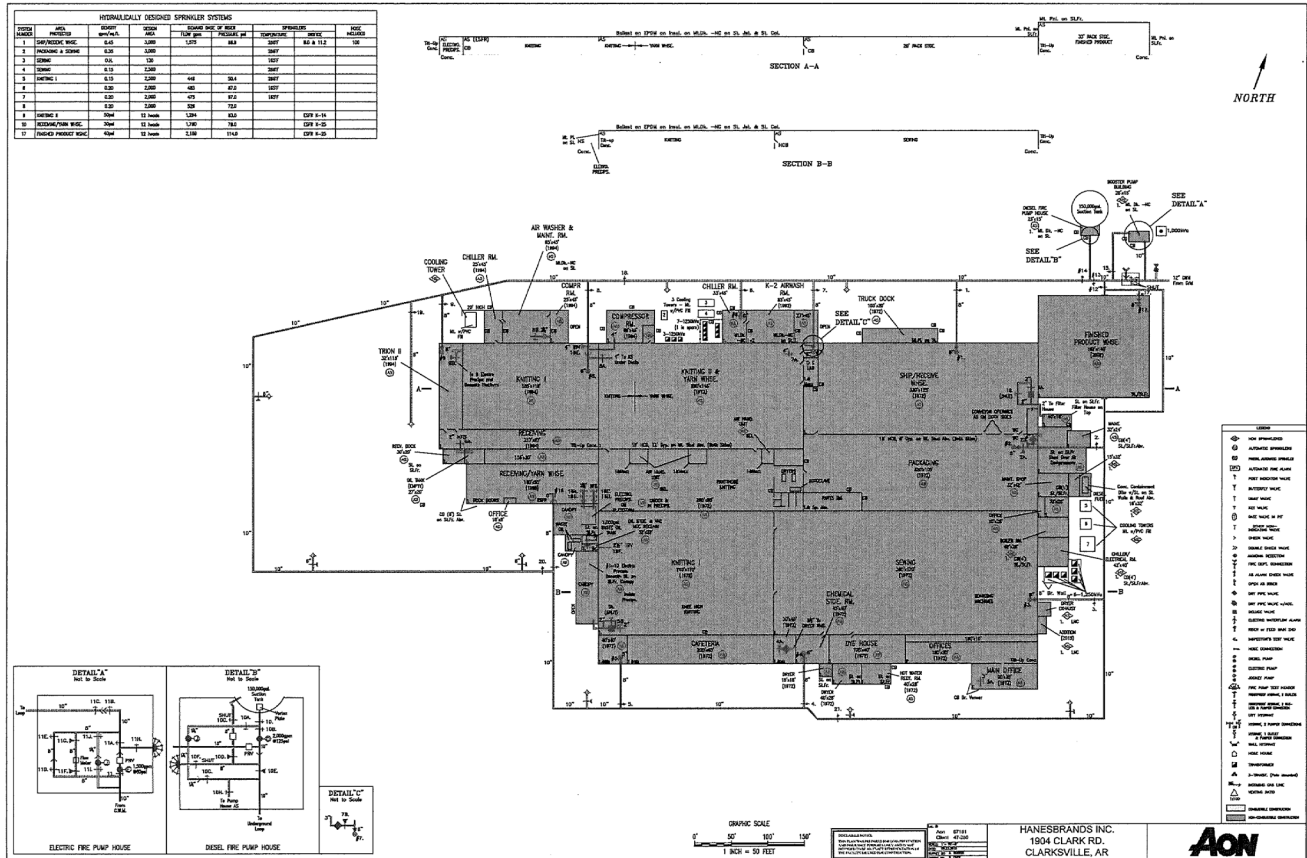
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**FLOOR PLAN:**



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**SITE PLAN:**

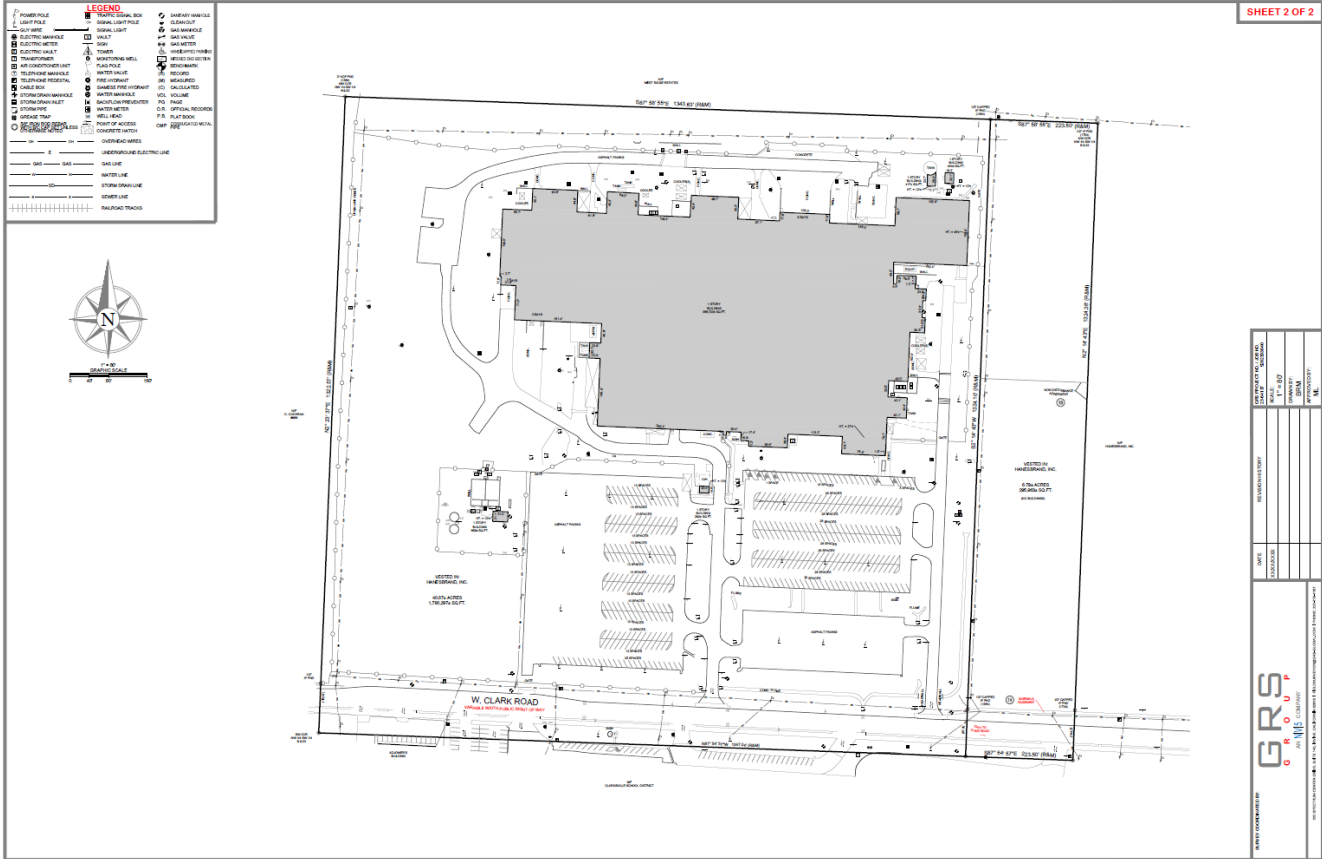


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**SURVEY:**



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