

**Former Tokusen USA, Inc.
1500 South Amity Road
Conway, AR**

Approximately 400,000 sf on 45 acres



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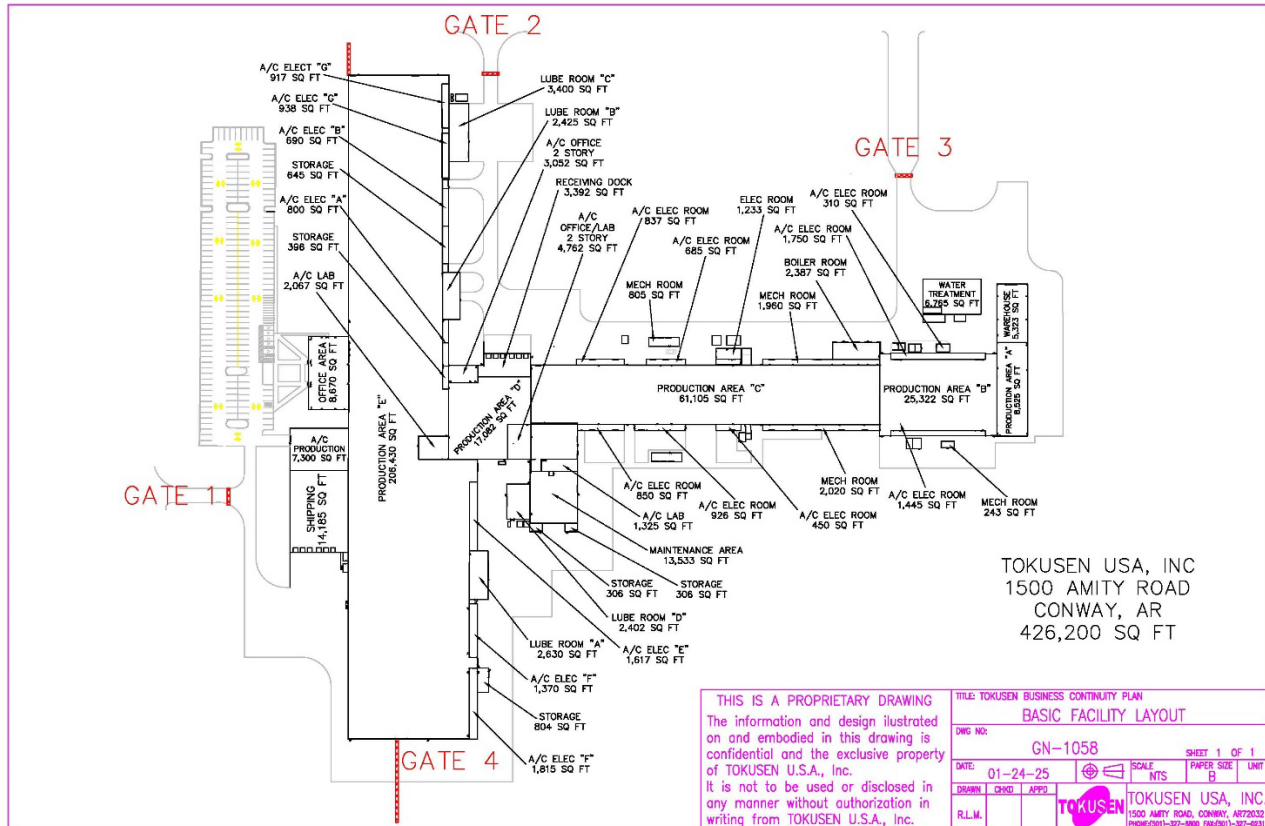
SIZE:	Approximately 400,000 square feet
NUMBER OF BUILDINGS:	One single-story industrial building
GROUND:	Approximately 45 acres
CONSTRUCTION:	Floors: 8" (min) reinforced concrete Walls: Insulated metal panels Some areas have up to 4' of 6" tilt concrete wall panel and some areas have 22' of 6" tilt concrete wall panel Roof: Insulated metal standing seam roof
DATE OF CONSTRUCTION:	1989, 1992, 1995, 2003
CONDITION OF PROPERTY:	Very Good
CEILING HEIGHTS:	22' to 25' clear
COLUMN SPACING:	20' x 50' 40' x 50' 40' x 80' (original section)
POWER:	13.8 v primary feed supplied by Conway Corporation (up to 14 MW) 21 substations connected with high voltage switches and transformers One (1) – 3000 kVA 480v/277 Four (4) - 1500 kVA 480v/277 One (1) - 1000 kVA 208v/120 Fifteen (15) – 1500kVA 208v/120 Plus one (1) SPARE – kVA 208v/120
NATURAL GAS:	Supplied by Summit Utilities; 4" supply @15 psi
WATER:	Supplied by Conway Corporation – two (2) independent 4" meters; each meter capable to supply up to 432,000 GPD
SEWER:	Supplied by Conway Corporation - four (4) sewer outfalls with sizes from 4" to 10"
SPRINKLER SYSTEM:	25% of the facility is covered by Wet Sprinkler system
LIGHTING:	LED lighting in 95% of building; Metal Halide in 5% of the remaining portion of the building

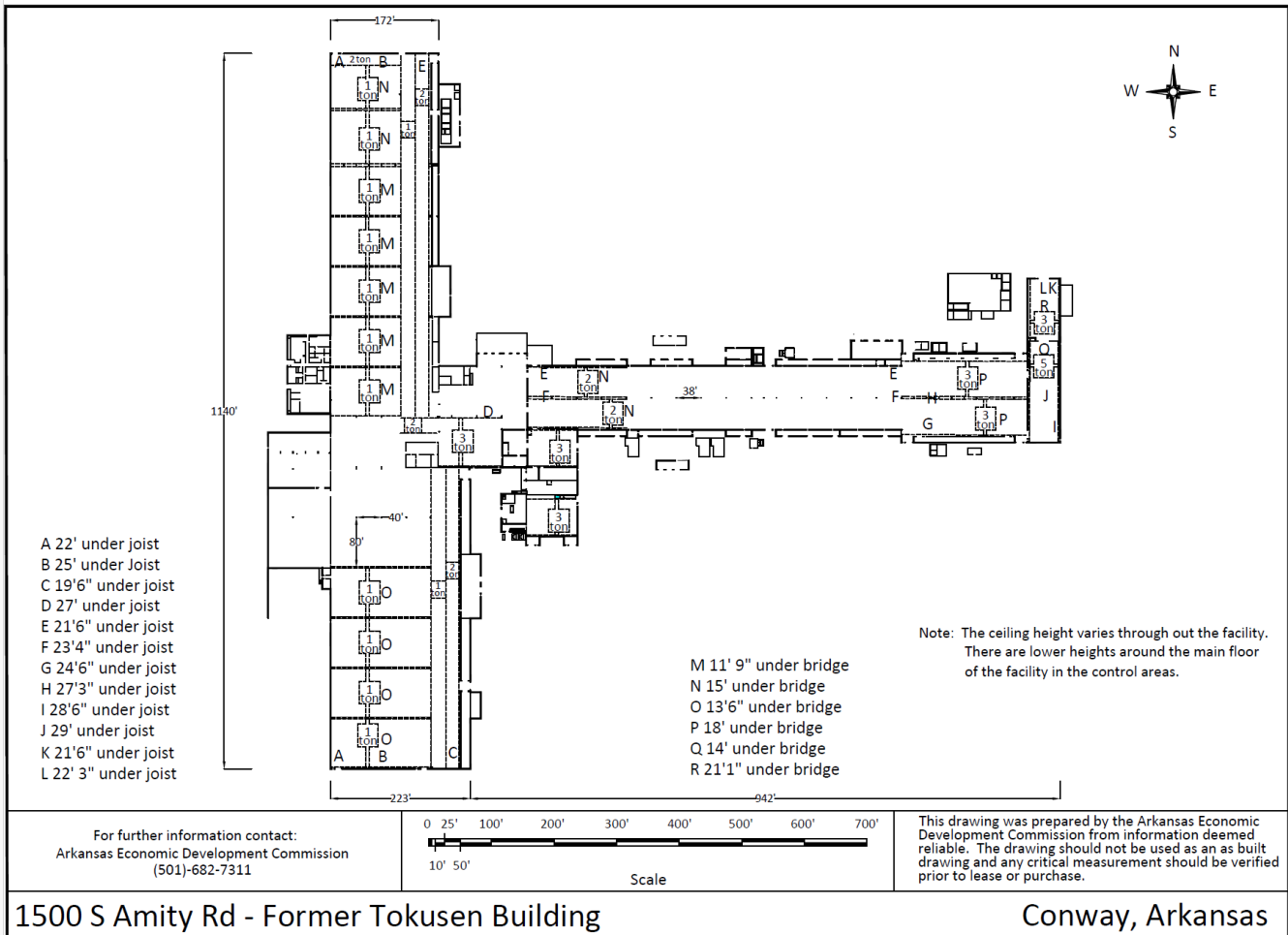
OFFICE FACILITIES:	Approximately 8,390 square feet of fully air conditioned office space, including various private offices, break room, and carpeted flooring
PARKING:	Lighted and paved parking for approximately 185 car & 12 motorcycle parking spaces
RESTROOMS:	<u>Office</u> Men: 1 Women: 1 <u>Plant</u> Men: 4 Women: 4
AIR CONDITIONING:	Offices and approximately 34,000 sf of electrical rooms cooled via individual A/C units
VENTILATION:	Some roof & wall fans throughout
TRUCK LOADING:	12 – 8’x10’ dock high doors equipped with levelers (McGuire M6308) and seals; 23 grade level doors ranging in size from 10’x10’ to 18’x15’
CRANES:	36 cranes throughout: 1 – 5 ton 8 – 3 ton 11 – 2 ton 17 – 1 ton
COMPRESSED AIR:	16 units (6- Gardner Denver at 75HP; 4- Ingersoll Rand at 30HP; 4 – Gardner Denver at 25 HP; 2 – Quincy at 10 HP)
SECURITY:	Facility is equipped with interior and exterior central monitored video cameras
FORMER USE:	Steel tire cord and other wire manufacturing for automotive tires and other
LOCATION:	Ideally located on I-40 and minutes from Hwy 64, Hwy 65, I-57 and I-30; 12 miles from Conway Municipal Airport; 34 miles from Bill and Hillary Clinton National Airport; 36 miles north of Little Rock Port Authority; 158 miles from Memphis; 358 miles from Dallas/ Fort Worth International Airport
MISCELLANEOUS:	Maintenance area of approximately 7,205 sf; Mechanical and Electric room of approximately 25,048 sf

FIBER OPTICS:	Provided by Conway Corporation
ZONING:	I-3 (Heavy Manufacturing)
MAJOR INDUSTRIES IN THE AREA:	Kimberly-Clark, Westrock Coffee, Mercer Mass Timber, Clayton Homes, Acxiom, International Paper, Nabholz Construction, Crafton Tull, Virco Manufacturing, Rock-Tenn Co, SFI of Arkansas, Inc, Snap-On and IC Corporation
TAXES 2024:	\$84,746.39 / year

Link to Drone Video: <https://www.youtube.com/watch?v=xhvducemTc4>

PLANS:

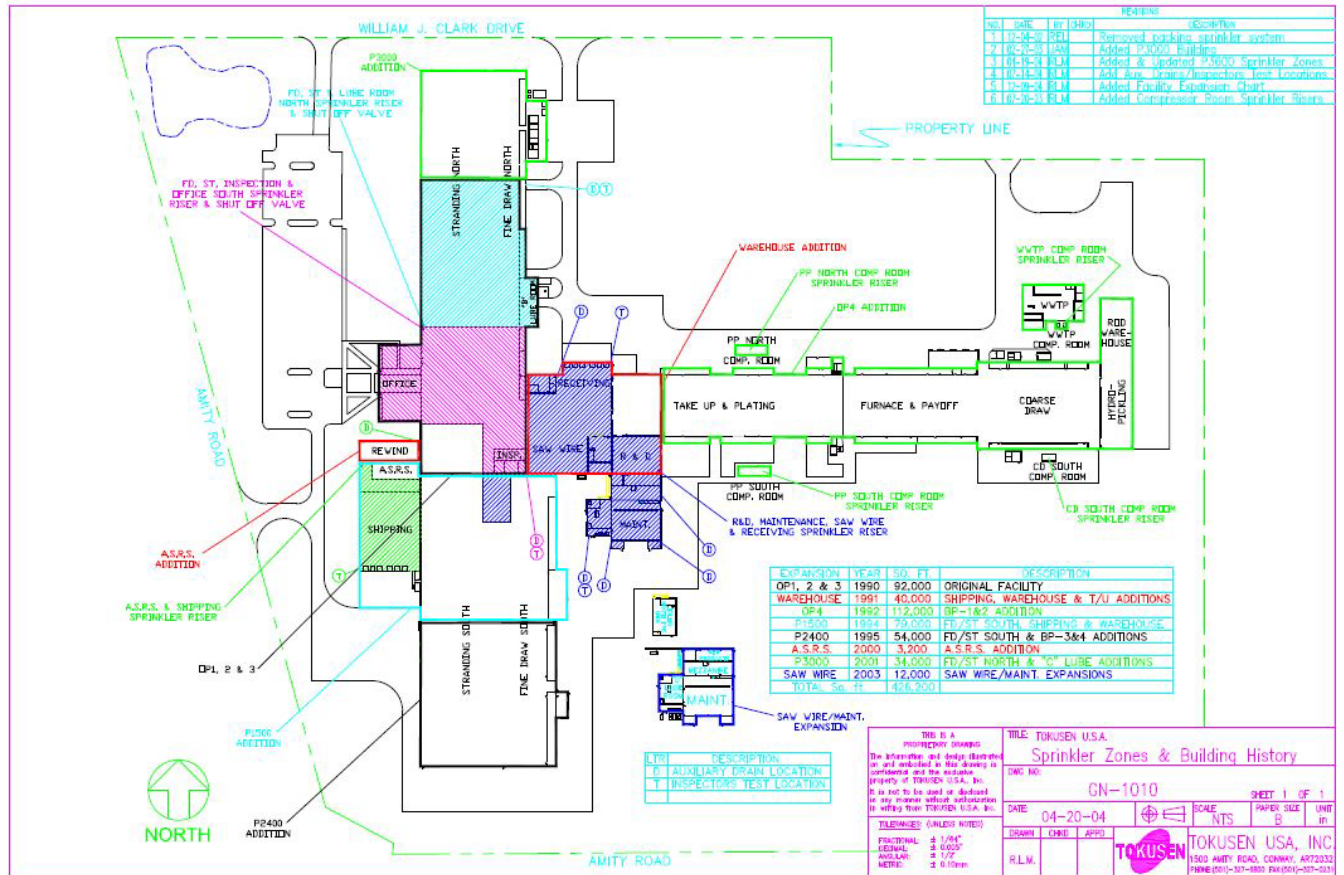




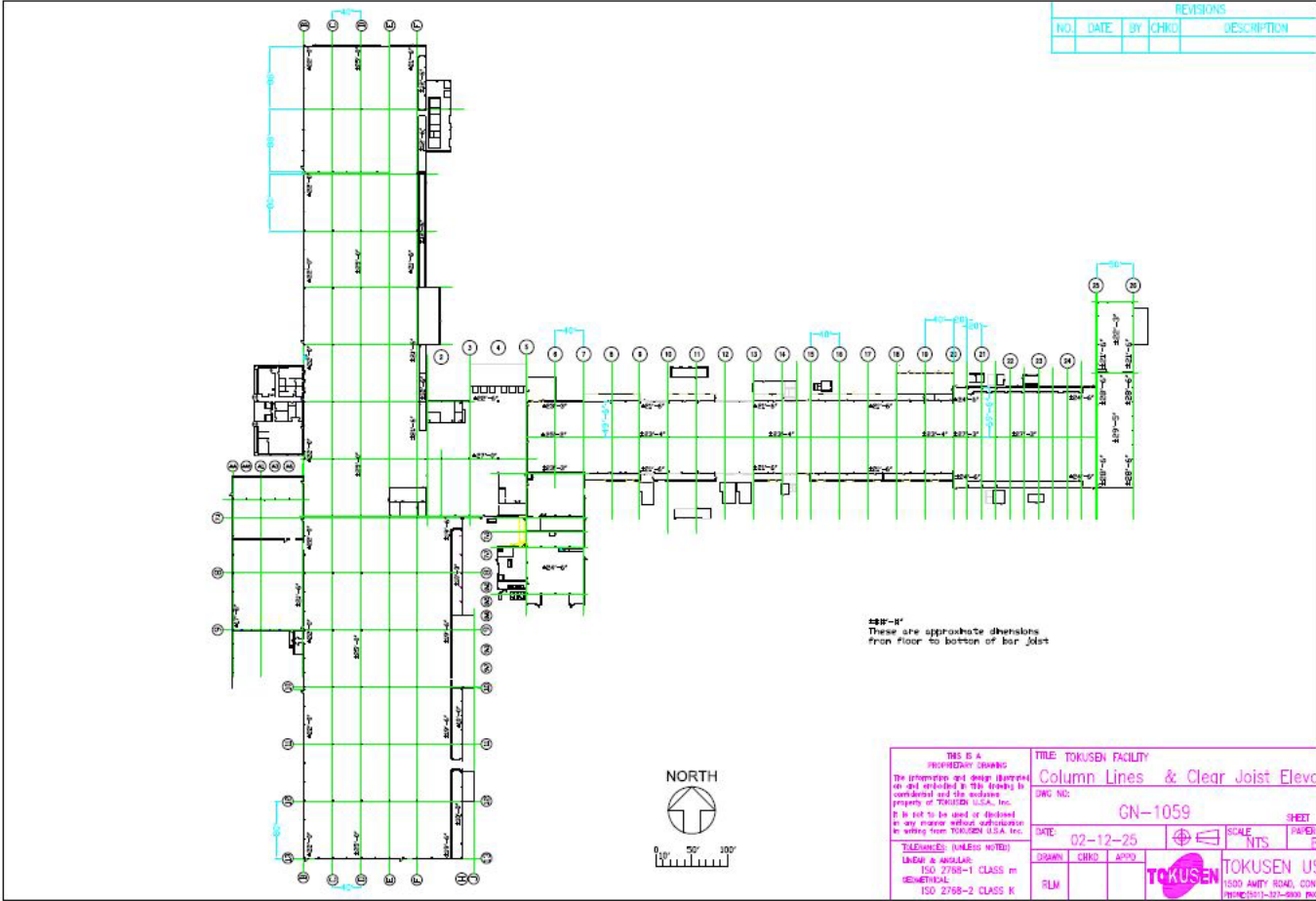
1500 S Amity Rd - Former Tokusen Building

Conway, Arkansas

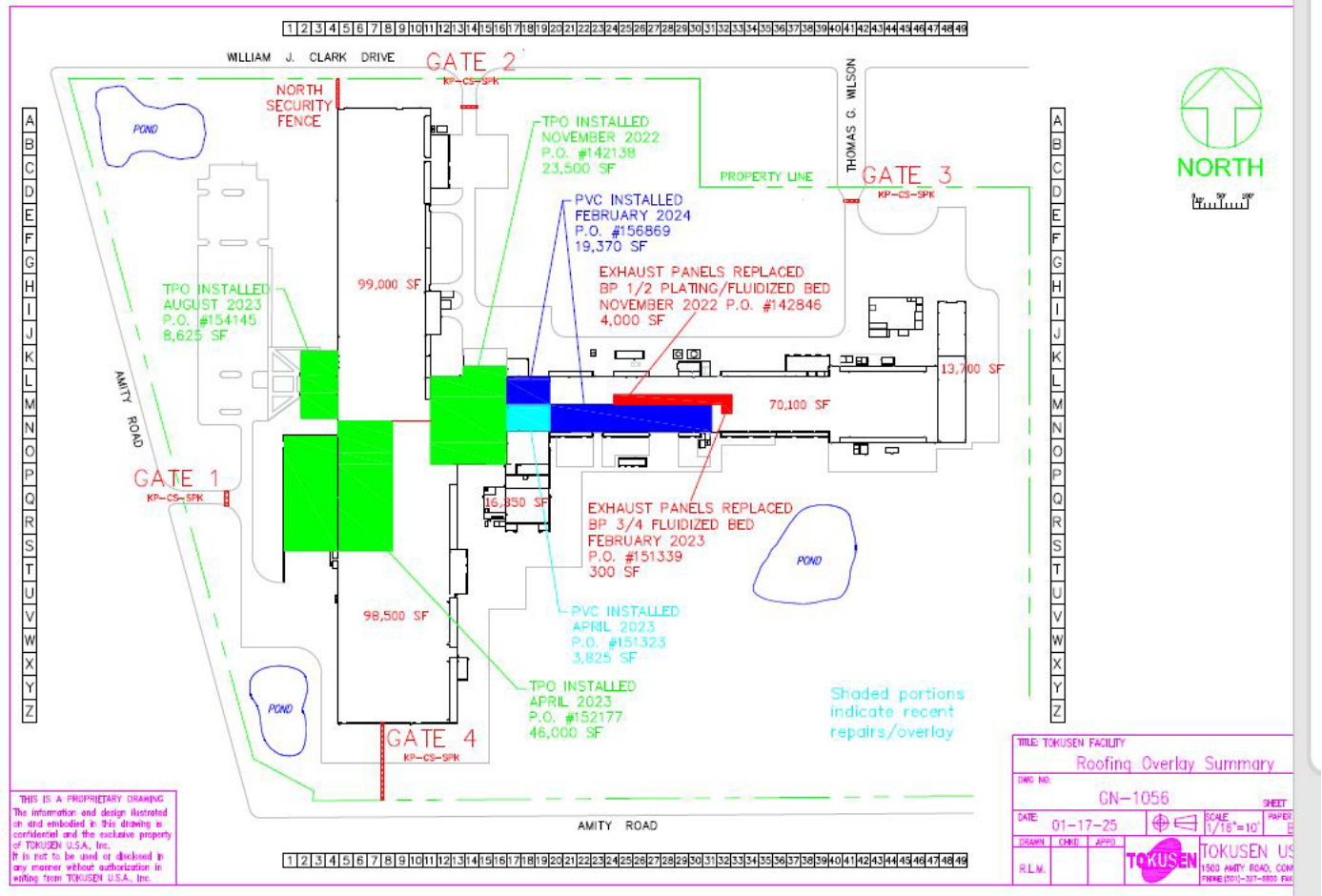
SPRINKLER ZONE PLANS



COLUMNS AND JOIST ELEVATION



ROOFING OVERLAY:



CRANE COVERAGE:

