

**Former Welspun Pipe Facility
8200 Frazier Pike
Little Rock, AR 72206
Approximately 470,000 sf on 44.37 acres**



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**WELSPUN PIPE FACILITY
8200 FRAZIER PIKE
LITTLE ROCK, ARKANSAS 72206**

SIZE: Approx. 470,000 sq. ft. as follows:

Manufacturing: 407,700 sq. ft.
Warehouse: 56,700 sq. ft.
Office: 5,600 sq. ft.

NO. OF BUILDINGS: Three (3) single-story buildings

DIMENSIONS: 800' x 500'

GROUND: Approximately 44.37 acres

DATE OF CONSTRUCTION: 1985; 1987 / 2013 (addition)

CONSTRUCTION:

Floors: 8" – 16" reinforced concrete floors;
Warehouse floor is a combination of
reinforced concrete and asphalt

Walls: 90% tilt up concrete; Warehouse is metal

Roof: Varco standing seam roof

Columns: Steel I-Beam

CEILING HEIGHTS: Predominately 25' to 44'7" clear (west side of facility has
20' eaves)/Warehouse -16' – 22' clear

COLUMN SPACING: Manufacturing area – 25' x 60'; some 90'x60' and
60'x98'; Warehouse – 27' x 60'

LIGHTING: LED lighting throughout

POWER: Supplied by Entergy; facility is currently equipped to
handle up to 9.5 MW's of power (subject to change
depending on new user/owners specific needs); (1) 3750
KVA transformer and (1) 2500 KVA transformer; power
distributed throughout plant via 480 volt, 3-phase, 3000 to 4000
amp switchgear panels. (1) Cummins back-up generator

NATURAL GAS: Supplied by Summit Utilities

WATER: Supplied by City of Little Rock
8" main – 80 psi pressure

SEWER: Supplied by City of Little Rock

HEAT: Gas-fired space heaters throughout

COMPRESSED AIR: There are 2 - 350 hp Ingersoll Rand compressors with air dryers in place

CRANES: 14 Cranes ranging from 5-45 tons
9 bridge cranes ranging from 5 to 20 tons as follows:
(5) 5-ton cranes
(2) 7.5-ton cranes
(2) 20-ton cranes
(2) 45-ton cranes (may be removed)

Per attached floor plan:
Bay A – 18' under hook
19' under hook
26'4" under hook
22' under hook
20'5" under hook
14'1" and 17' under hook

OFFICE: Approximately 5,600 sq. ft. fully air-conditioned office space featuring private offices, conference rooms, carpeted flooring, dropped acoustical tile ceiling, and recessed fluorescent lighting

SPRINKLER: 100% of the building is sprinklered with a wet system

RESTROOMS: Men's and Women's restrooms are located throughout both the manufacturing and office areas

TRUCK LOADING: (2) 8' x 10' Dock high doors equipped with levelers and seals on the northeast corner

West side (6) Grade level doors as follows:
(1) 22' x 14'
(1) 15' x 15'

(3) 14' x 14'
(1) 14' x 16'

East side (3) Grade level doors as follows:

(1) 14' x 14'
(1) 14' x 16'
(1) 16' x 16'

North side (5) 14' x 26' Grade level doors

South side (1) 14' x 16' Grade level door

WAREHOUSE DOORS: (1) 18' x 18' grade level door and (2) Other Grade level doors

PARKING: 160 paved parking spaces

RAIL: Rail line borders the southern boundary with service from BNSF or Union Pacific (rail spur possible)

FORMER USE: Manufacturing of small diameter piping (6' to 20')

LOCATION: The property is ideally located in the Little Rock Port (1 mile from the facility) fronts I-440; less than 3.5 miles from Bill & Hillary Clinton National Airport; minutes from I-40, I-30, I-630, I-530, Hwy 365, Hwy 70/165; 145 miles to Memphis International Airport; 341 miles from Dallas/Fort Worth International Airport

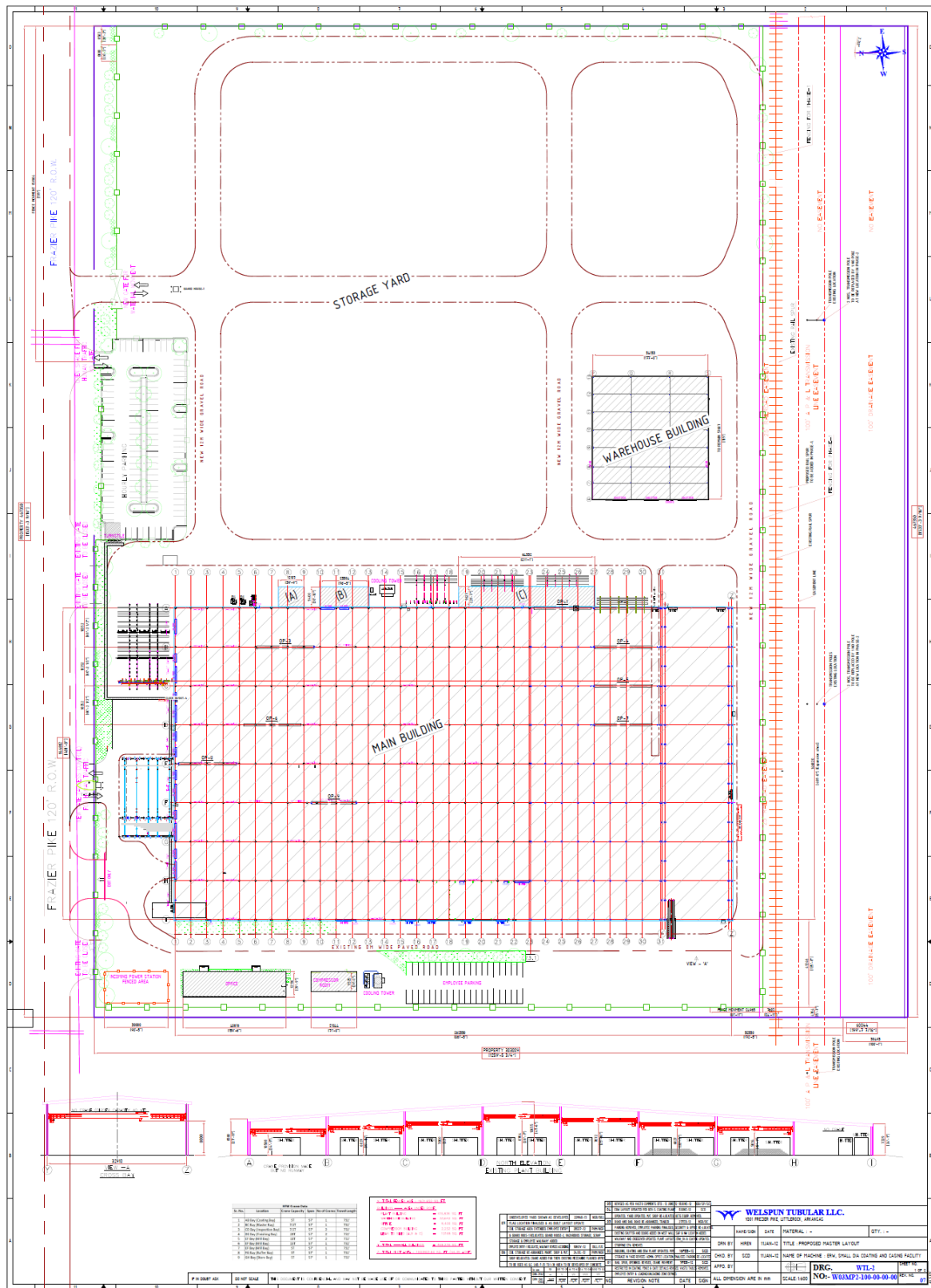
MISCELLANEOUS:

- Raised flooring in computer room
- Air permits in place for emissions
- Mezzanine office and labs throughout the manufacturing area
- 2-BAC cooling towers for process cooling

MAJOR INDUSTRIES IN THE AREA: Caterpillar, Amazon, Skippy Peanut Butter, Welspun, FedEx, Lexicon, HMS, Dillard's, Ryerson, AFCO Steel, Kimberly Clark, Westrock Coffee, Novus, Pepsi Distribution, Dassault Aviation, Ben E. Keith and PPG

2023 TAXES: \$152,796.00 (\$.32/sf)

PLANS:



PHOTOS:

