

Rail-Served Manufacturing Facility — **AVAILABLE FOR SALE**

Approx. 225,000 SF on 40 AC



2221 E State Hwy 198
Osceola, Arkansas

PROPERTY DETAILS

BUILDING SIZE:

Approximately 225,000 sf as follows:

- Manufacturing: 200,000
- Office: 25,000 SF of two story, fully air conditioned office space featuring private offices, conference room and breakroom

NUMBER OF BUILDINGS:

One (1)

CONSTRUCTION:

- Walls: Concrete block and twin T concrete
- Roof: Metal Deck with membrane
- Columns: Steel H beams

CEILING HEIGHTS:

Up to 29' Clear

WATER:

Property has two deep wells and a treatment plant

SEWER:

Property has a treatment plant and permits to discharge to the Mississippi River.

NATURAL GAS:

Supplied by Black Hills Energy

POWER:

Supplied by Entergy; dual feed lines of 13.8 KV 277/480 3-Phase 4 wire switchgear panels throughout

RESTROOMS:

Restrooms are located throughout the facility; main restrooms have employee lockers.

TRUCK LOADING:

The facility has 7 dock doors and some grade / ramp level entrances

COMPRESSED AIR:

One (1) Ingersoll Rand screw and 3 XLE's

PARKING:

Paved and lighted spaces for approximately 200 cars. An additional large gravel contractor parking lot is also available

SECURITY:

Provided by Allied Security. Property has 6' chain link fencing. Security guard house at main entrance

RAIL:

Two (2) rail spurs provided via BNSF

FORMER USE:

Cellulose Casings for food industry

2025 PROPERTY TAXES:

\$34,132.64 (\$.15/sf)





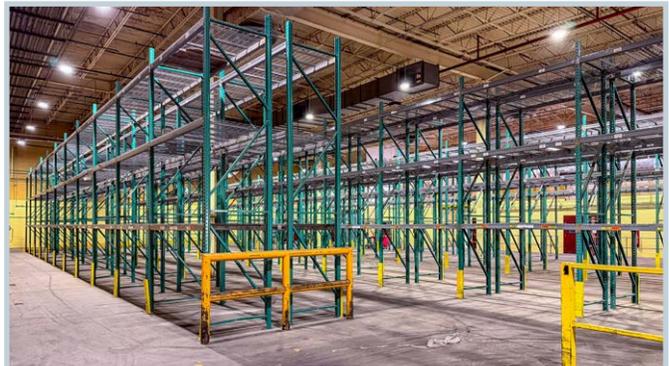
225,000 SF on 40 AC



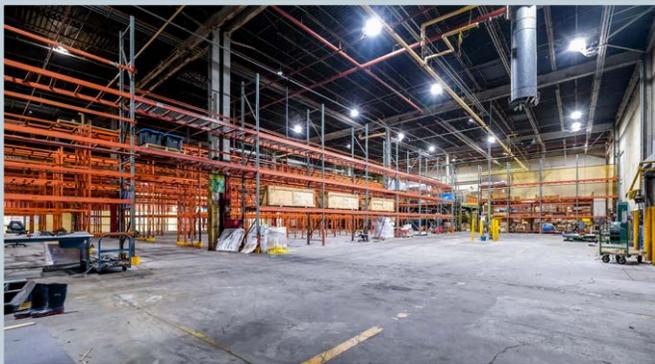
1 Ingersoll Rand Compressor



Cafeteria



Racking in Warehouse



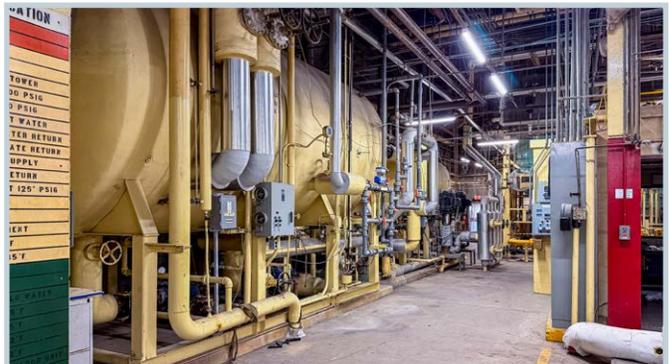
Up to 29' Clear Height



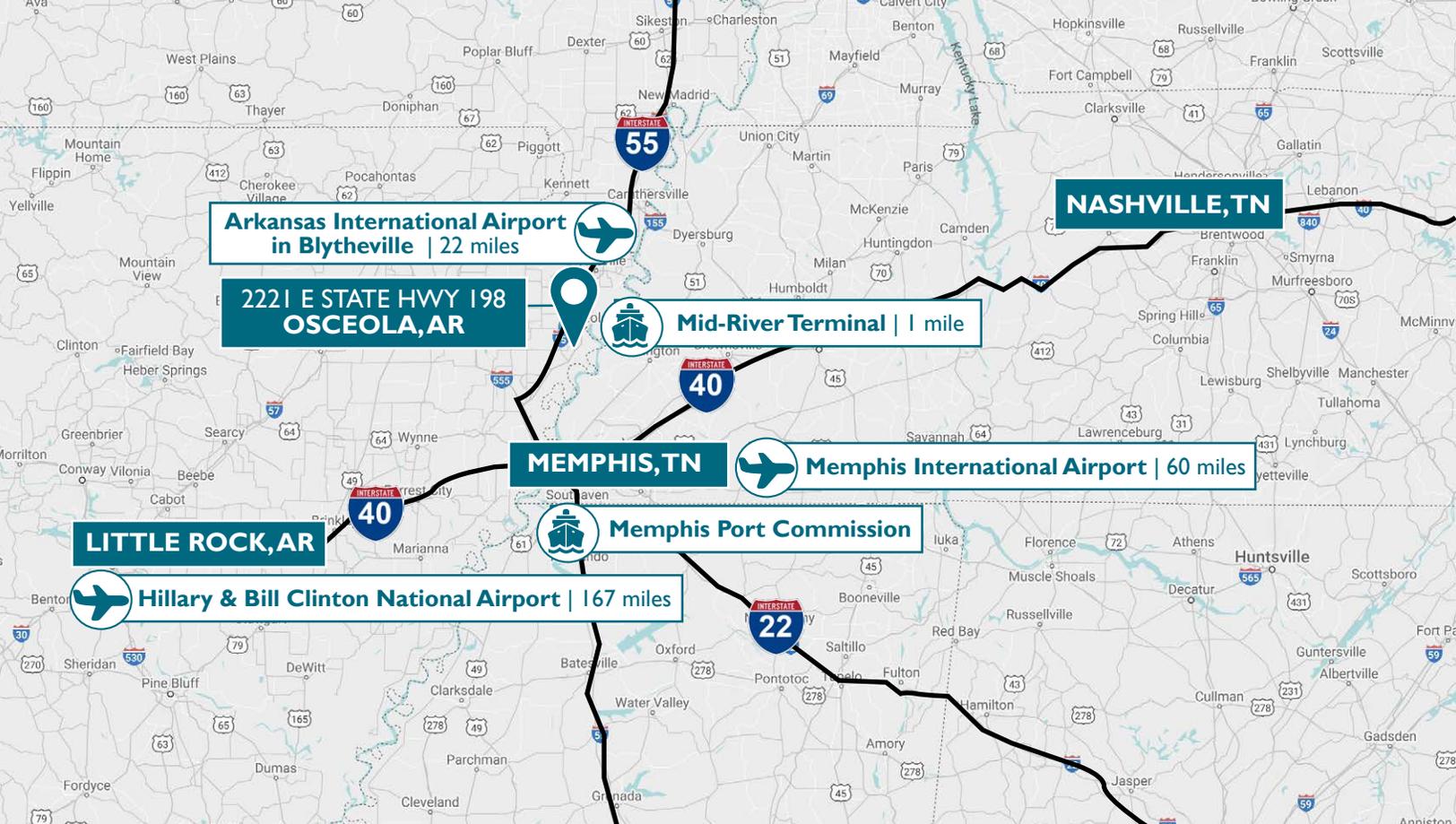
7 Dock Doors



Heavy Power



6" Reinforced Concrete Flooring



LOCATION DESCRIPTION

Osceola is located approximately 175 miles northeast of Little Rock and 50 miles northeast of West Memphis. Osceola offers a strategic location with a Mississippi River port for product transport, BNSF Railway connections, and proximity to major interstate trucking networks.

FOR MORE INFORMATION

properties.binswanger.com/2221-e-state-highway

LOCAL COMPANIES



HYBAR **NUCOR**



RÖHM



NIBCO

SOUTHWORTH



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