

Former Viskase Facility 2221 E State Hwy 198 Osceola, AR Approximately 225,000 sf on 40 acres



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BUILDING SIZE: Approximately 225,000 sf as follows:

Manufacturing:200,000

Office 25,000

NUMBER OF BUILDINGS: 1

GROUND: Approximately 40 acres

CONSTRUCTION DATE: 1976

PROPERTY CONDITION: Good

CONSTRUCTION: Floors: 6" reinforced concrete

Walls: Concrete block

Roof: Metal Deck with membrane

Columns: Steel H beams

COLUMN SPACING: 44'x45'

CEILING HEIGHTS: Up to 29' clear

LIGHTING: Majority of lighting is LED.

WATER: Supplied by: Property has two deep wells and a treatment plant

SEWER: Supplied by: 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

HVAC: Sections of the facility are fully air conditioned

FIRE PROTECTION: The facility is 100% wet system

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

OFFICE SPACE: Approximately 25,000 sf of two story, fully air conditioned office space

featuring private offices, conference room and breakroom

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

LOCATION: Directly off State Hwy 61, 5 miles south of Osceola; minutes to Route

140, and Interstate 55; 44 miles to Interstate 40; Other major cities include West Memphis at 44 miles, Memphis International Airport at 65 miles, Memphis Port Authority at 50 miles, Jonesboro Municipal Airport at 54 miles, Bill & Hillary Clinton Little Rock National Airport at 167 miles, St Louis Lambert Airport at 246 miles, and Dallas/Fort Worth at 485 miles

MAJOR INDUSTRIES IN

THE AREA: American Greetings, Big River Steel, Nucor Steel, Primetals, Nibco Inc.,

Southworth Products, Lexicon, Roehm, Hybar Steel and SMS Group

ZONING: None

FORMER USE: Cellulose Casings for food industry

2025 PROPERTY TAXES: \$34,132.64 (\$.15/sf)



PICTURES:











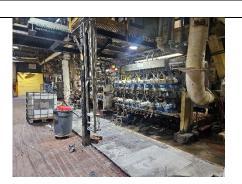














PLANS:

