

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



**CONTACT:**

J. Holmes Davis IV  
Senior Vice President / Partner  
214-763-3700  
[hdavis@binswanger.com](mailto:hdavis@binswanger.com)

David Binswanger  
President  
215-448-6000  
[dbinswanger@binswanger.com](mailto:dbinswanger@binswanger.com)

[www.binswanger.com](http://www.binswanger.com)

<b>BUILDING SIZE:</b>	Approximately 225,000 sf as follows:  Manufacturing:200,000  Office 25,000
<b>NUMBER OF BUILDINGS:</b>	1
<b>GROUND:</b>	Approximately 40 acres
<b>CONSTRUCTION DATE:</b>	1976
<b>PROPERTY CONDITION:</b>	Good
<b>CONSTRUCTION:</b>	Floors: 6" reinforced concrete Walls: Concrete block Roof: Metal Deck with membrane Columns: Steel H beams
<b>COLUMN SPACING:</b>	44'x45'
<b>CEILING HEIGHTS:</b>	Up to 29' clear
<b>LIGHTING:</b>	Majority of lighting is LED.
<b>WATER:</b>	Supplied by: Property has two deep wells and a treatment plant
<b>SEWER:</b>	Supplied by: Property has a treatment plant and permits to discharge to the Mississippi River.
<b>NATURAL GAS:</b>	Supplied by: Black Hills Energy
<b>POWER:</b>	Supplied by: Entergy; dual feed lines of 13.8 KV 277/480 3-Phase 4 wire switchgear panels throughout
<b>HVAC:</b>	Sections of the facility are fully air conditioned
<b>FIRE PROTECTION:</b>	The facility is 100% wet system
<b>RESTROOMS:</b>	Restrooms are located throughout the facility; main restrooms have employee lockers.
<b>TRUCK LOADING:</b>	The facility has 7 dock doors and some grade / ramp level entrances

<b>COMPRESSED AIR</b>	One (1) Ingersoll Rand screw and 3 XLE's
<b>OFFICE SPACE:</b>	Approximately 25,000 sf of two story, fully air conditioned office space featuring private offices, conference room and breakroom
<b>PARKING:</b>	Paved and lighted spaces for approximately 200 cars. An additional large gravel contractor parking lot is also available
<b>SECURITY:</b>	Provided by Allied Security. Property has 6' chain link fencing. Security guard house at main entrance
<b>RAIL:</b>	Two (2) rail spurs provided via BNSF
<b>LOCATION:</b>	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
<b>MAJOR INDUSTRIES IN THE AREA:</b>	American Greetings, Big River Steel, Nucor Steel, Primetals, Nibco Inc., Southworth Products, Lexicon, Roehm, Hybar Steel and SMS Group
<b>ZONING:</b>	None
<b>FORMER USE:</b>	Cellulose Casings for food industry
<b>2025 PROPERTY TAXES:</b>	\$34,132.64 (\$.15/sf)



**PICTURES:**







