



**AVAILABLE**  
**FOR LEASE OR SALE**



**400 MURPHY DR. MAUMELLE, AR**

**599,465 SF on 27.97 AC**

*(Will Consider Subdivision)*



## SIZE

599,465 SF



## ACRES

Approx. 27.97 AC



## DIMENSIONS 1,356' x 436'



# PROPERTY INFORMATION

### BREAKDOWN:

Warehouse: 592,465 SF  
Office: 7,000 SF

### COLUMN SPACING:

48'x48' in the original section;  
48'x54' in the expansion

### CEILING HEIGHTS:

28' clear to the joist at the side wall;  
up to 32' clear at the center line

### CONSTRUCTION DATE:

Original section was built in 1984;  
expansion was built in 1995

### CONSTRUCTION:

- Floors: 6" reinforced concrete floors
- Walls: Precast tilt wall panels
- Roof: Built up insulated metal butler standard seam roof
- Columns: Steel

### LIGHTING:

LED lighting throughout with motion sensors

### WATER:

Supplied by City of Maumelle

### SEWER:

Supplied by City of Maumelle

### NATURAL GAS:

Supplied by Summit

### POWER:

Supplied by Entergy; 1- 1000 KVA transformer. Power is distributed throughout the building via switchgear panels.

### FIRE PROTECTION:

100% Wet sprinklered system throughout the warehouse

### VENTILATION:

Provided via fans in the roof and levelers in the walls

### HEAT:

4 large King National space heater units provided throughout the warehouse

### OFFICE SPACE:

Fully air-conditioned offices as follows: 1st Floor office: 7,758sf; 2nd floor office - 7,318 sf; shipping office - 1,915 sf and receiving office - 2,668 sf; spaces include carpet flooring, breakroom on the 1st floor of the main office.

### PARKING:

196 lighted and paved car parking spaces

### TRUCK LOADING:

- 84 - 8'x9' Dock high doors equipped with seals and levelers (Kelley levelers with 40,000 lb capacity) as follows:
- Northside of building: 40 dock high doors plus 1 - 10'x15' drive-in door (original building)
- Southside of building: 44 dock high doors plus 1 - 11'x20' ramp door (expansion building)

### RAIL:

Main rail line borders the eastern edge of the property and serviced by Union Pacific; rail spur is possible

### FIBER OPTICS:

Provided by AT&T and Verizon; data room is equipped with raised flooring and 1 Liebert cooling system

### TRAILER STAGING:

Northside of building has 27 trailer spots; Southside of building has 30 trailer spots

### ZONING:

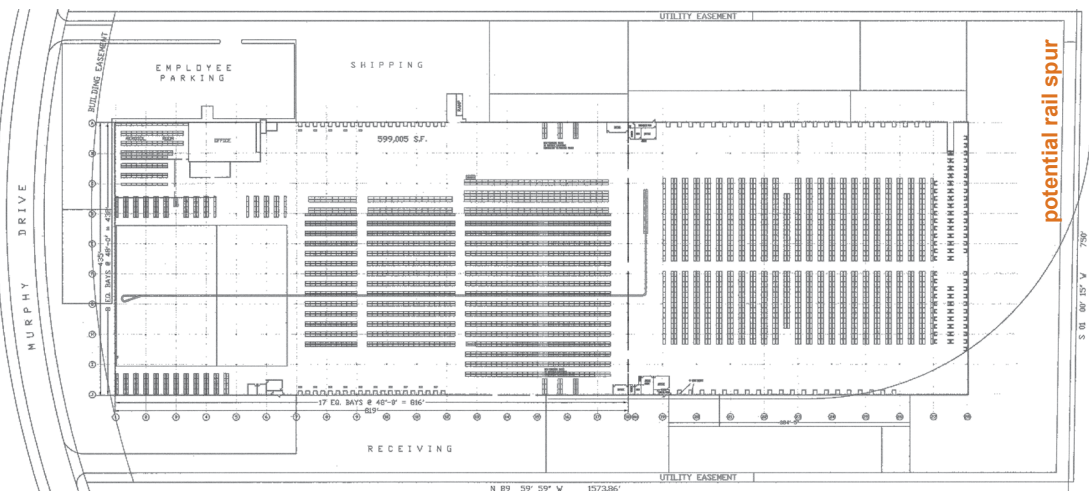
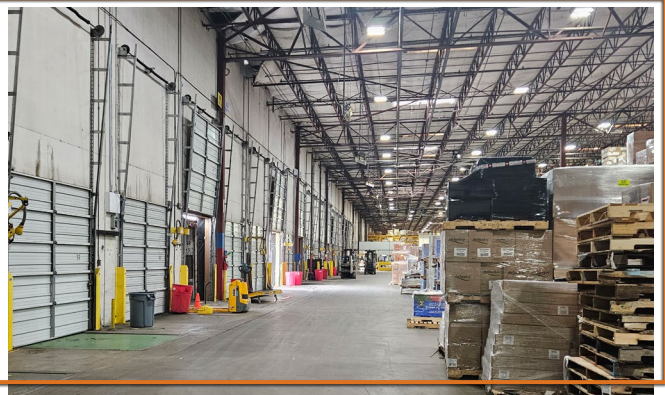
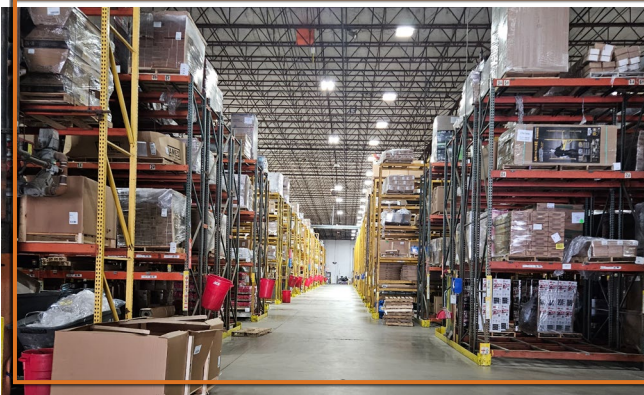
I-1 (Industrial Park District)





Find out more at: [properties.binswanger.com/Maumelle-AR](http://properties.binswanger.com/Maumelle-AR)

## INTERIOR IMAGES



**Site  
Plan**



# LOCATION DESCRIPTION

The property is ideally located in the Maumelle Industrial Park within 3 miles from I-40; 11.5 miles to I-430; 13.8 miles to I-30; 20.2 miles to Bill and Hillary Clinton National Airport; 24.5 miles from Little Rock Port Authority; 146 miles from Memphis; 325 miles from Dallas/Ft Worth.



## CONTACT

David Binswanger

214.972.2222

[dbinswanger@binswanger.com](mailto:dbinswanger@binswanger.com)

Holmes Davis

214.763.3700

[hdavis@binswanger.com](mailto:hdavis@binswanger.com)

4925 Greenville Avenue, Suite 1348, Dallas, TX 75206

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed. RMA 8/25

**BINSWANGER**  
UNIQUELY SPECIALIZED SINCE 1931