



**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:

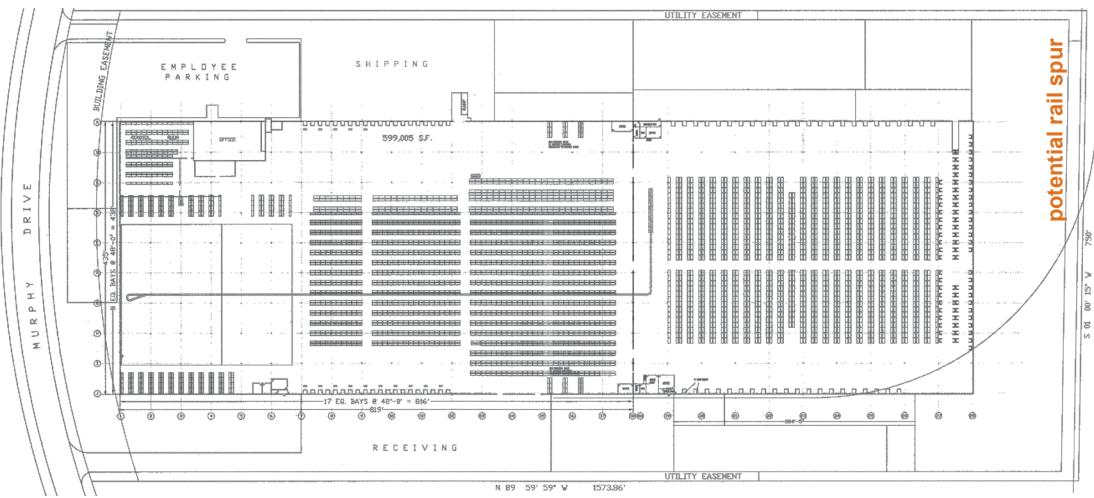
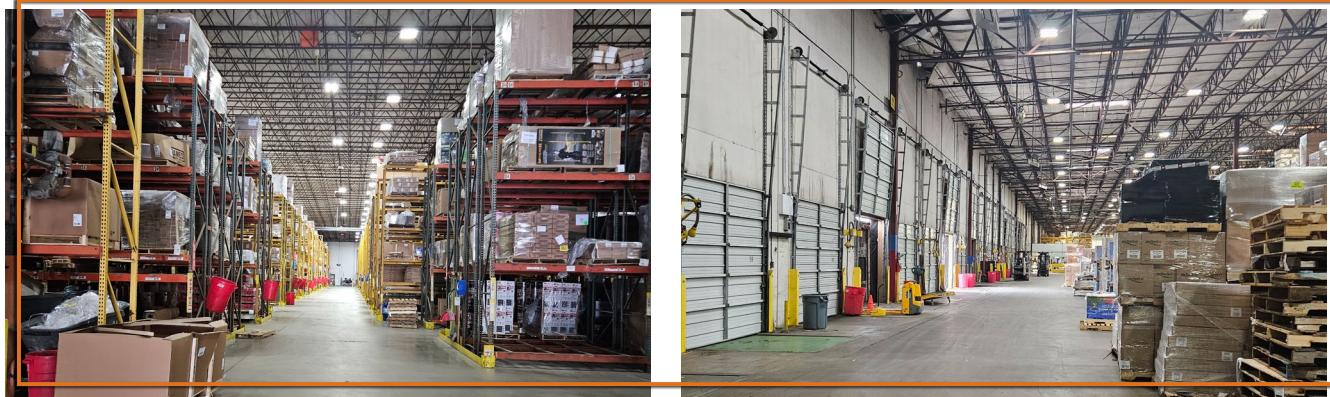
Northside of building has 27 trailer spots; Southside of building has 30 trailer spots

ZONING:

I-1 (Industrial Park District)



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.

Find out more at: properties.binswanger.com/Maumelle-AR

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