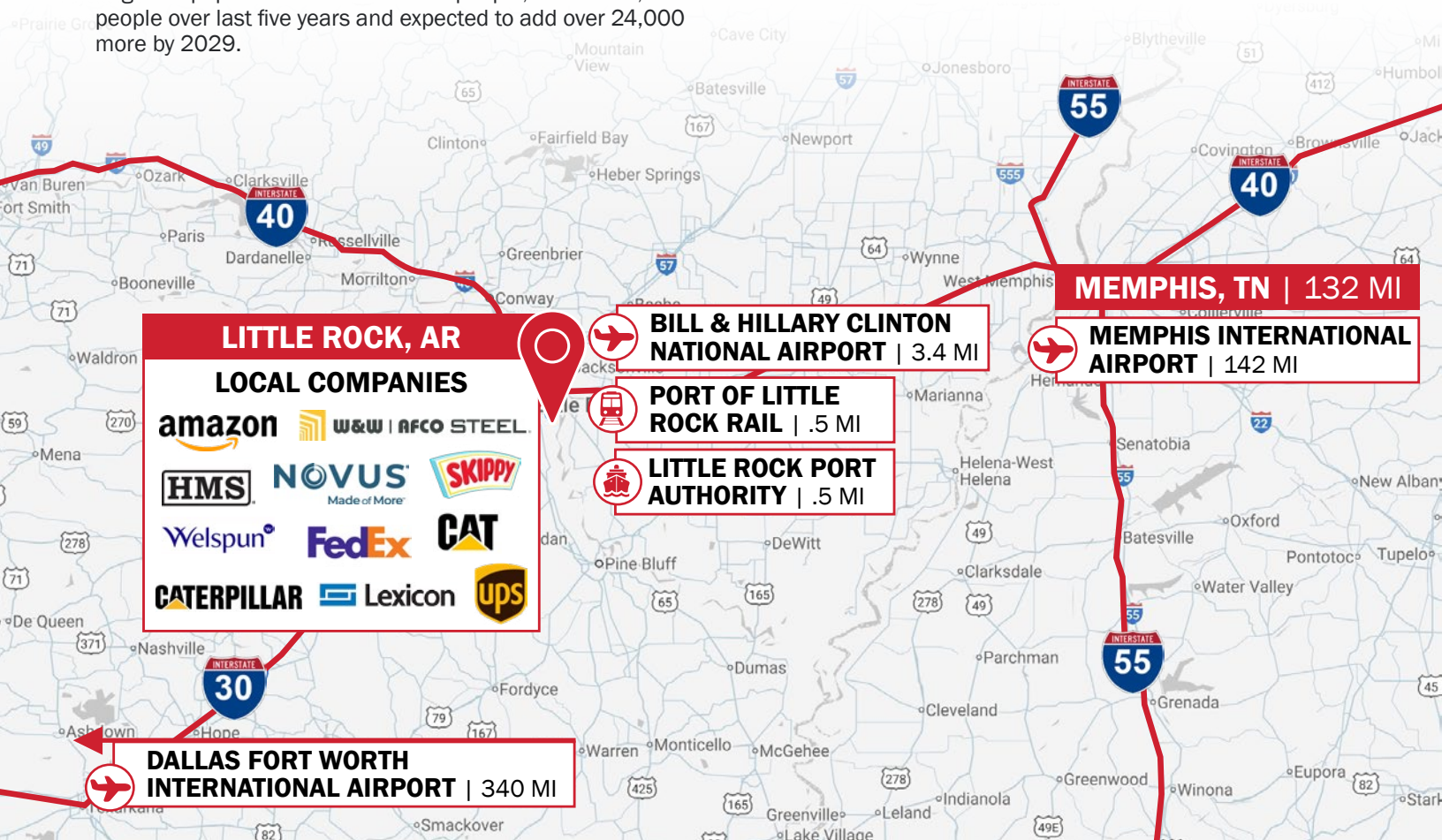


LITTLE ROCK, AR

- The Port of Little Rock has announced 14 investments since 2020, from major Fortune 50 US firms to global manufacturing companies from India, Luxembourg, and Norway.
- Access to Interstate 40, 30, and 57 with dual rail service from Union Pacific and BNSF, navigable waterways, and multimodal capabilities at the Port of Little Rock
- Regional population over 1 million people, added 23,000 people over last five years and expected to add over 24,000 more by 2029.
- Customized training for prospective companies and workforce development assistance offered by area education and economic development professionals.
- 5 minutes from Clinton National Airport and 10 minutes from downtown Little Rock, which has seen \$559 million in cultural and quality of life investments since 2020.



AVAILABLE FOR SALE OR LEASE

470,000 SF on 44.37 AC

8200
FRAZIER PIKE
LITTLE ROCK
ARKANSAS



CONTACT:

Holmes Davis

214.763.3700

hdavis@binswanger.com

David Binswanger

214.972.2222

dbinswanger@binswanger.com



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 12/25



View Drone Video Below





DIMENSIONS: 800' x 500'

DATE OF CONSTRUCTION: 1985; 1987 / 2013 (addition)

CONSTRUCTION:

- **Floors:** 8" – 16" reinforced concrete floors; Warehouse floor is a combination of reinforced concrete and asphalt
- **Walls:** 90% tilt up concrete; Warehouse is metal
- **Roof:** Varco standing seam roof
- **Columns:** Steel I-Beam

CEILING HEIGHTS: Predominately 25' to 44'7" clear (west side of facility has 20' eaves)/Warehouse -16' – 22' clear

COLUMN SPACING: Manufacturing area – 25' x 60'; some 90'x60' and 60'x98'/Warehouse – 27' x 60'

LIGHTING: LED lighting throughout

POWER: Supplied by Entergy; facility is currently equipped to handle up to 9.5 MW's (subject to change depending on new user/owners specific needs); (1) 3750 KVA transformer and (1) 2500 KVA transformer; power distributed throughout plant via 480 volt, 3-phase, 3000 to 4000 amp switchgear panels. (1) Cummins back-up generator

NATURAL GAS: Supplied by Summit Utilities

WATER: Supplied by City of Little Rock 8" main – 80 psi pressure

SEWER: Supplied by City of Little Rock

HEAT: Gas-fired space heaters throughout

RAIL: Rail line borders the southern boundary with service from BNSF or Union Pacific

CRANES: 14 Cranes ranging from 5-45 tons, 9 bridge cranes ranging from 5 to 20 tons

OFFICE: Approx. 5,600 sq. ft. fully air-conditioned office space featuring private offices, conference rooms, carpeted flooring, dropped acoustical tile ceiling, and recessed fluorescent lighting

SPRINKLER: 100% of the building is sprinklered with a wet system

TRUCK LOADING: (2) 8' x 10' Dock high doors equipped with levelers and seals on the northeast corner

- West side (6) Grade level doors
- East side (3) Grade level doors
- North side (5) 14' x 26' Grade level doors
- South side (1) 14' x 16' Grade level door

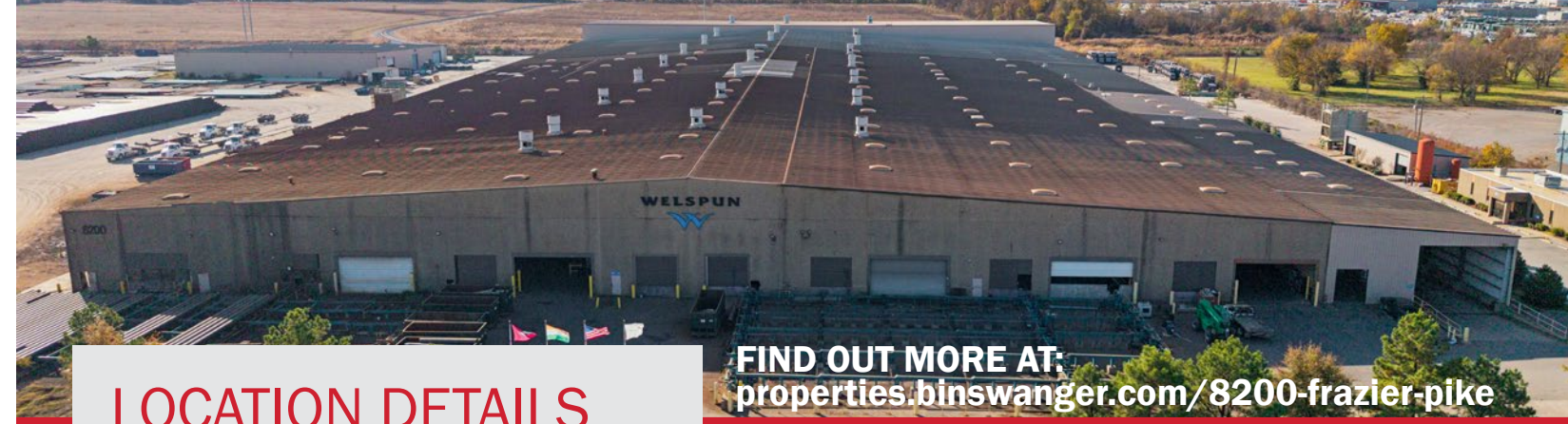
WAREHOUSE DOORS: (1) 18' x 18' Grade level door and (2) Other Grade level doors



**470,000 SF
on
44.37 AC**



**BNSF RAIL LINE
ALONG SOUTHERN
BOUNDARY (RAIL
SPUR POSSIBLE)**



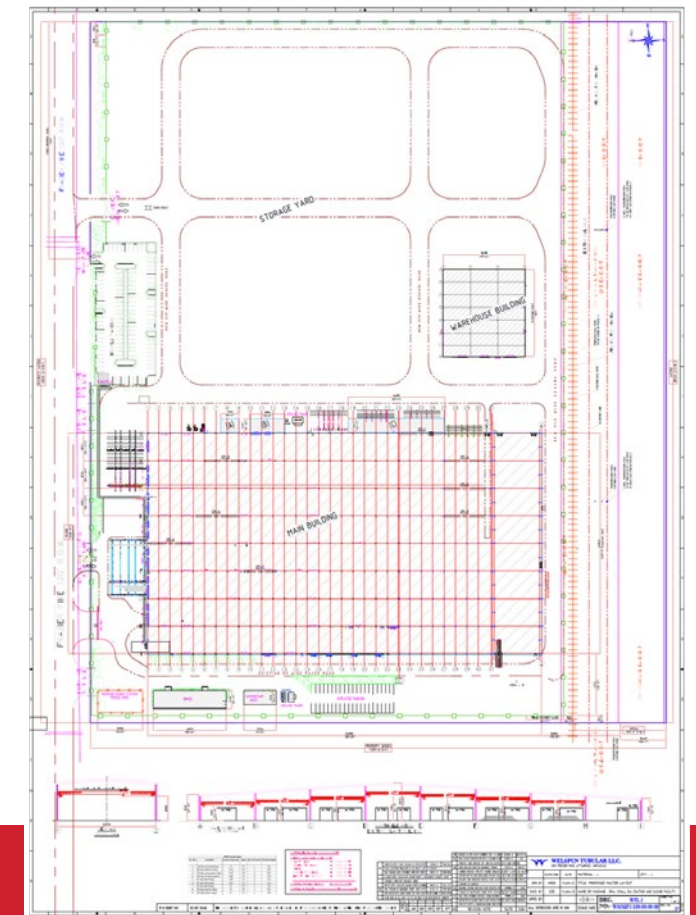
FIND OUT MORE AT:
properties.binswanger.com/8200-frazier-pike

LOCATION DETAILS

The property is ideally located in the Little Rock Port (1 mile from the facility) fronts I-440; less than 3.5 miles from Bill & Hillary Clinton National Airport; minutes from I-40, I-30, I-630, I-530, Hwy 365, Hwy 70/165; 145 miles to Memphis International Airport; 341 miles from Dallas/Fort Worth International Airport.

MORE INFORMATION

- Raised flooring in computer room
- Air permits in place for emissions
- Mezzanine office and labs throughout the manufacturing area
- 2-BAC cooling towers for process cooling
- Former Use: Manufacturing of small diameter piping (6' to 20')
- Compressed Air: There are 2 - 350 hp Ingersoll Rand compressors with air dryers in place
- 160 paved parking spaces
- \$152,796.00 (\$.32/sf) 2023 Taxes



SITE PLAN

PROPERTY OVERVIEW