



"READY TO GO"

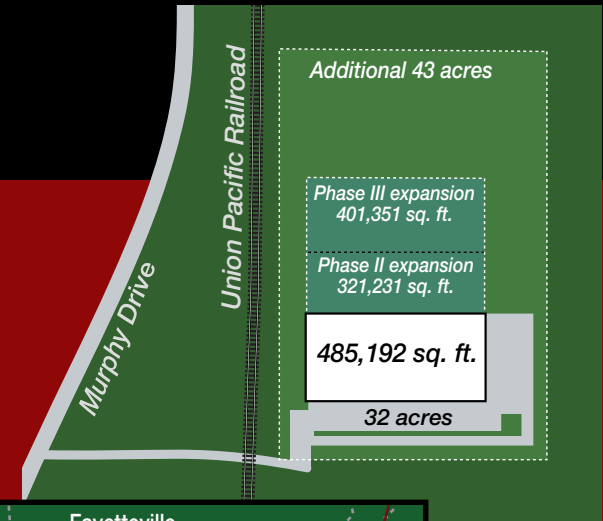
***Excellent Location, Fully Air-Conditioned,
485,192 Sq. Ft. Building on 32 Acres in***

MAUMELLE, ARKANSAS

**"READY TO GO" - Excellent, Fully Air-Conditioned,
485,192 Sq. Ft. Building on 32 Acres in**

MAUMELLE, ARKANSAS

Additional 43 acres available separately



CONSTRUCTION:

8" reinforced concrete floors; ceiling heights to 46'; steel columns spaced 50' x 40'; precast concrete tilt wall panels

UTILITIES:

Electric power supplied by Entergy; gas supplied by CenterPoint Energy; municipal water and sewer

LIGHTING:

Fluorescent and high pressure sodium

SPRINKLER:

Class IV wet sprinkler system

OFFICE SPACE:

24,516 sq. ft. of modern, air-conditioned office space

RAIL:

Union Pacific rail line is adjacent to property

TRUCK LOADING:

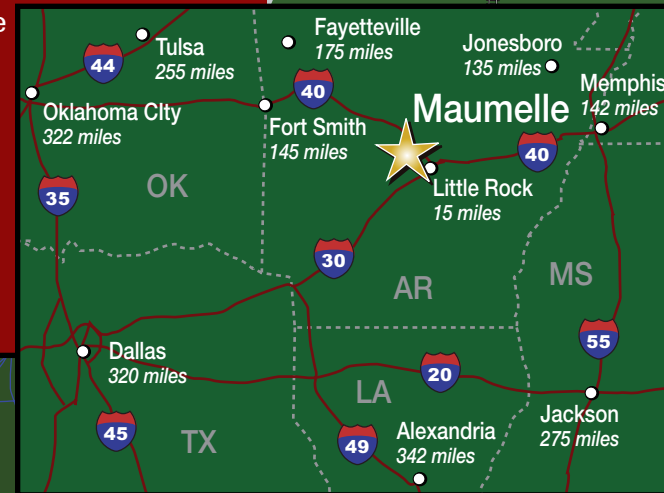
68 - 9' x 10' dock-high doors;
1 - 9' x 22' and 1 - 12' x 14'
ramp-level entrance doors

SPECIAL FEATURES:

- Fully secured with ADT system
- Telecommunications provided by AT&T; multiple T-1 lines available

LOCATION:

The property is ideally located 1-1/2 miles to I-40; 5 miles to I-430; 15 miles to downtown Little Rock, and 20 miles to Little Rock Adams Field Airport



For complete details contact:

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