

35 acres - West Memphis, AR
Adjacent to UP Intermodal Yard
600,000 sf Building pad in place

West Memphis RailPort West Memphis, Arkansas Intermodal Development Site



Site

- 35 acre site - West Memphis, Arkansas
- 12" water line and 15" sewer at site.
- Pad in place for 600,000 sf building
- Direct access to Transplace Container Yard.
- Memphis MSA 7th largest US Intermodal Market.
- Union Pacific RR has over 30,000 monthly lifts.
- Opportunity Zone



Price: \$32,000 AC.

For more information, please contact:

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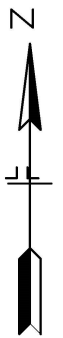
ELROD REAL ESTATE

www.elrodrealestate.net

UNION-PACIFIC RAILROAD
PROPERTY



GRAPHIC SCALE: 1" = 600'
0 600 1200



κ KUHN ROAD

LOT 1
78.47 AC.



Access
Gate

GREEN SPACE
AREA 1
13.20 AC.

150'
DRAINAGE
EASEMENT

LOT 2
33.04 AC.

LOT 4
35.85 AC.

GREEN SPACE
AREA 2
13.60 AC.

LOT 10
26.30 AC.

LOT 9
30.92 AC.

LOT 5
50' x 50'
CITY OF WEST MEMPHIS

LOT 6
55.91 AC.

LOT 8
49.82 AC.

LOT 7
59.95 AC.

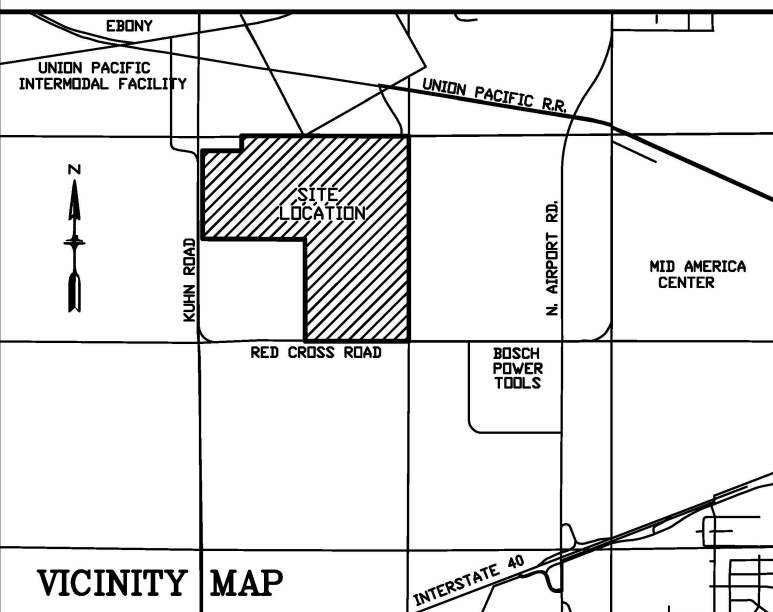
LEGAL DESCRIPTION

ALL OF FRACTIONAL SECTION 33, T-7-N, R-8-E,
CRITTENDEN COUNTY, ARKANSAS, LESS & EXCEPT
THE SW 1/4 OF SECTION 33, CONTAINING 468.60
ACRES MORE OR LESS.

PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN
ALL GREEN SPACE AREAS AND U.P. ROAD WHICH
IS A PRIVATE ROAD. ALL GREEN SPACE AREAS ARE
NON-BUILDABLE LOTS.

REIVES
PROPERTY

GOLDSBY-MATTHEWS TRUST
PROPERTY



RED CROSS ROAD

S.E. CORNER
SECTION 33
T-7-N, R-8-E



3271 INFINITY PARKWAY
WEST MEMPHIS, AR

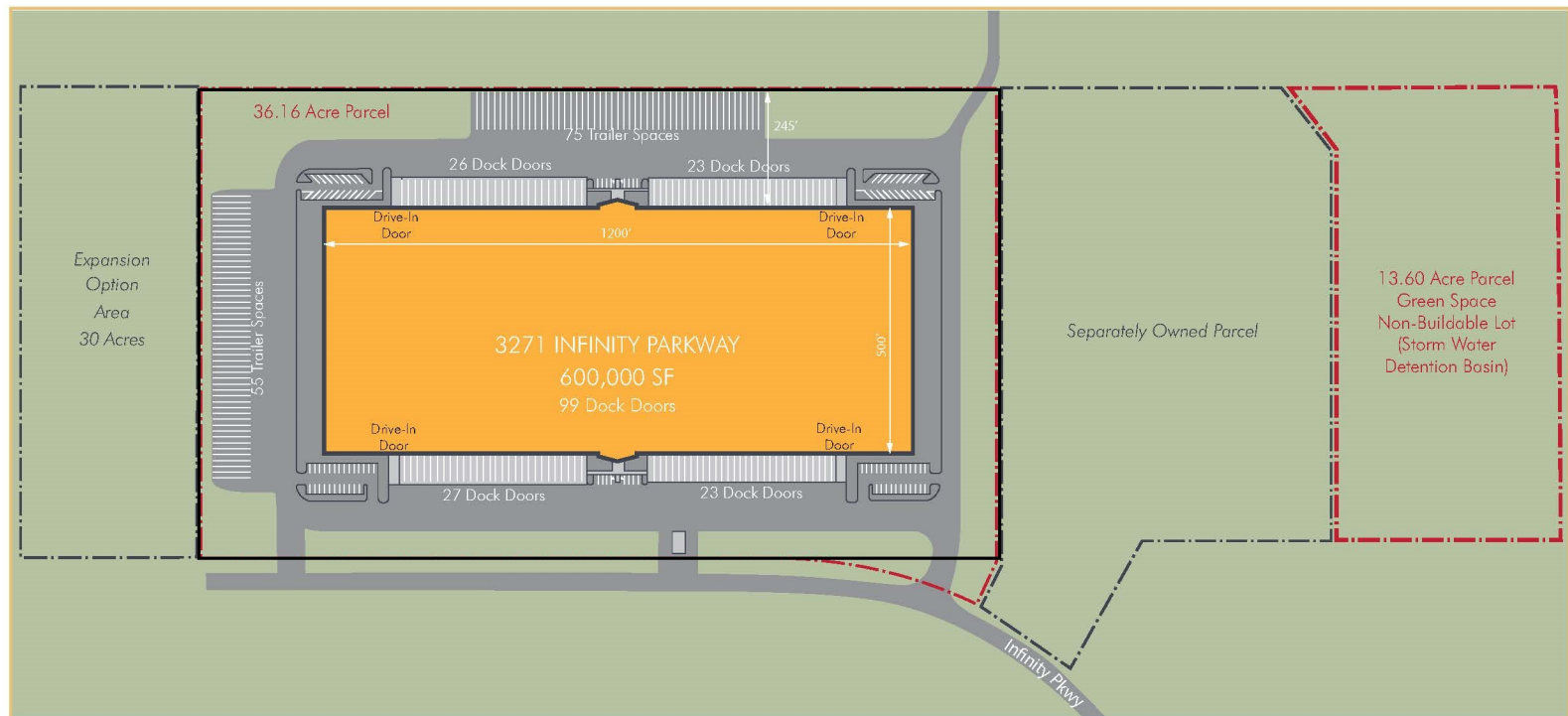
VISIT www.exeterpg.com

SPECIFICATIONS

PROPERTY SPECIFICATIONS BUILDING

- » 600,000 SF (Available 4/1/2020)
- » Divisible to 300,000 SF
- » 30' clear height
- » Built 2006; Concrete tilt-wall construction; TPO roof
- » Cross-dock configuration with 500' building depth and 50' x 50' column spacing
- » 99 dock doors and 4 drive-in doors
- » 245' truck court depth
- » ESRF sprinkler system
- » T-5 lighting
- » 130 trailer parking spaces; 114 car parking spaces
- » Parking lot resealed in 2018
- » Skylights in 1% of total building area
- » Exclusive Option on 30 acres for building expansion or additional trailer parking
- » Close Proximity to UP Intermodal Facility and FedEx Freight

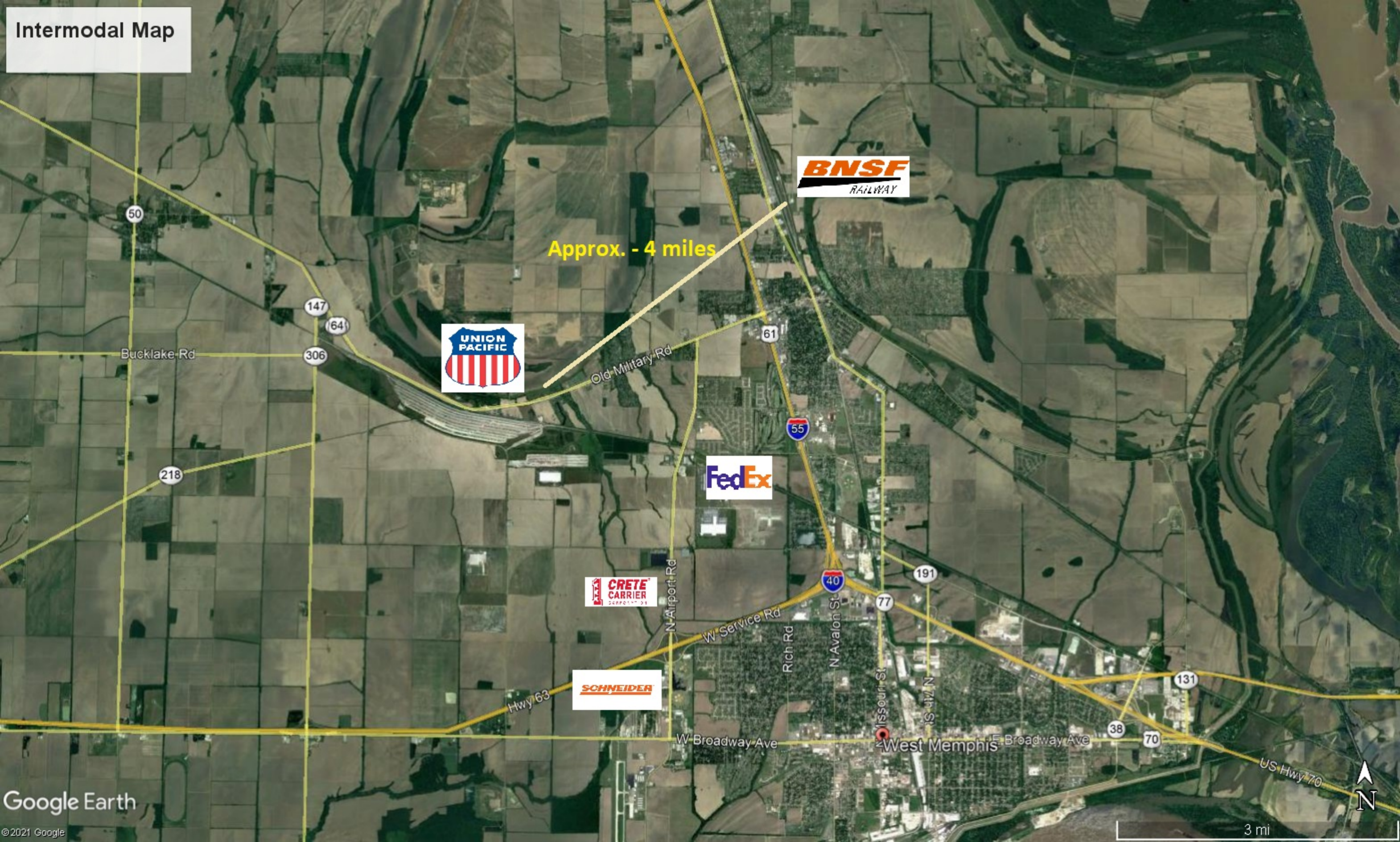
BUILDING SITE PLAN



PROJECT OVERVIEW



Intermodal Map



Approx. - 4 miles



Memphis Intermodal Map

