



JONESBORO, ARKANSAS

2601 Commerce Drive

OFFERED BY COMMERCE WAREHOUSING
AVAILABLE FOR LEASE OR SALE
PHONE: 870-972-9555

Former Occupant: Lincoln Automotive – Hydraulic Lifting, Lubrication, and Welding Equipment.

Building

Constructed:	1970
Number of Buildings:	2
Number of Floors:	1
Number of Truck Wells:	1
Number of Truck Dock/Doors	22
Floor Level Doors:	6
Number of Dock Levelers:	19

Zoning I-2

Dimensions

Total Square Feet	378,000
Square Feet Available	378,000
Square Feet in Main Building	360,000 (divided into 2 rooms 120k/250k)
Square Feet Other (R&D Bld. #2)	8,000
Ceiling Height	23'9" (21'1" clear under structure)
Length of Building:	720'
Width of Building:	500'

Features

Paved Parking Spaces:	50
Acreage	24.28 Acres
Cranes & Capacity:	1(2ton) 2(5ton) 1(7.5ton)
Toilets:	14 Women's; 22 Men's
Sprinkler System:	Wet 100% through-out
Burglar Alarm:	Security on site
Water Tank:	YES Backup for Sprinkler System
Heating in Manufacturing Area:	Yes
Heating Fuel:	Natural Gas
Mineral Rights Included:	Yes
Floor Drains:	Yes

Structure

Floor Type: 6" + Reinforced Concrete
 Exterior Walls: 8ft-concrete block / 12ft-insulated metal sandwich panel / 4ft-fiberglass panel
 Columns Material: Steel H Beam (heavy duty) 40' x 50' spacing
 Spacing Length: 50' East/West
 Width: 40' North/South
 Roof Type: 65% TPO/ISO Insulated (less than 2 years) 35% Built up w/gravel ballast (20 years old)
 Reroofing project is ongoing and expected to be completed to 100% in the near future

Office Area

Total Square Feet in Office: 27,500
 Number of Floors: 1
 Number of AC Units: 16
 Office Heating Fuel: Natural Gas

**Transportation**

Nearest Highway: Highways: US 63 & AR 18
 Miles to Interstate Highway: 40 Miles (I-55) 45 Miles (I-40)
 Miles to Continuous 4-Lane: .75 (Hwy 63 / I-555)
 Miles to US Highway: .75 (Hwy 63 & 18)
 Name of Nearest Railroad: Burlington Northern /Santa Fe
 Miles to Rail: 1/2 and old spur on property
 Number of Rail Doors: 0
 Miles to Railroad Container Yard 55 (Marion, AR/Memphis, TN)
 Miles to River Port: 50 (Osceola/Blytheville, AR/Memphis, TN)
 Miles to Commercial Airport: 3-Jonesboro 70-Memphis International

Utilities

Water Supplier: Jonesboro City Water & Light
 Water Source: City/Wells
 Main: 12" 100+ PSI

Sewer Supplier: Jonesboro City Water & Light
 Sewer Service: Extended Aeration Plant
 Main: 8"

Electric Supplier: Jonesboro City Water & Light
 Three Phase: Yes
 Service: 480 3-phase

Gas Supplier: CenterPoint Energy (formerly Arkla Gas)
 Main: 4"