

# Two Building Sale with $\pm 9$ Acres

216 Mims Drive &  
255 Cooper Drive  
El Dorado, AR 71730  
Ray Traylor Real Estate LLC



## Site Overview

- + Two Main Buildings
  - 216 Mims Drive - 42,552 $\pm$ \* SF
  - 255 Cooper Drive - 30,000 $\pm$ \* SF
- + 26' Clear Height - 216 Mims Drive
- + 24' Clear Height - 255 Cooper Drive
- + 9 $\pm$  Acres - Fully Fenced
- + Fully Fenced
- + Work Shed / Maintenance Shop

\*Source: Owner

# Property Overview

216 Mims Drive was used as the primary manufacturing facility for Hubbell. It consists of mostly open floor space with multiple production area.

**216 MIMS DRIVE** Manufacturing Facility

**SIZE** ±42,552 SF Total

**MANUFACTURING FLOOR** ±32,352 SF

**WAREHOUSE** ±3,200 SF

**OFFICE** ±3,000 SF

**COMMON AREA** ±4,000 SF

**YEAR OF CONSTRUCTION** 1995

**LAND** ±3 Acres

**BUILDING TYPE** Steel / Metal

**FIRE PROTECTION** 100% Sprinklered

**LOADING** 2 Docks  
1 Drive In

**COLUMNS** 50 ft column spacing



# Property Overview

255 Cooper Drive has served as the main warehouse property and storage for Hubbell. Contains ample parking and deep truck court.

## 255 COOPER DRIVE

SIZE	±30,000 SF Total
WAREHOUSE	±29,416 SF
OFFICE	±584 SF
YEAR OF CONSTRUCTION	1995
LAND	±6.1 Acres
BUILDING TYPE	Steel / Metal
FIRE PROTECTION	100% Sprinklered
LOADING	6 Docks 1 Drive In
COLUMNS	60 ft column spacing



