

**Former Ace Hardware
400 Murphy Drive
Maumelle, AR
599,465 sf on 27.97 acres**



CONTACT:

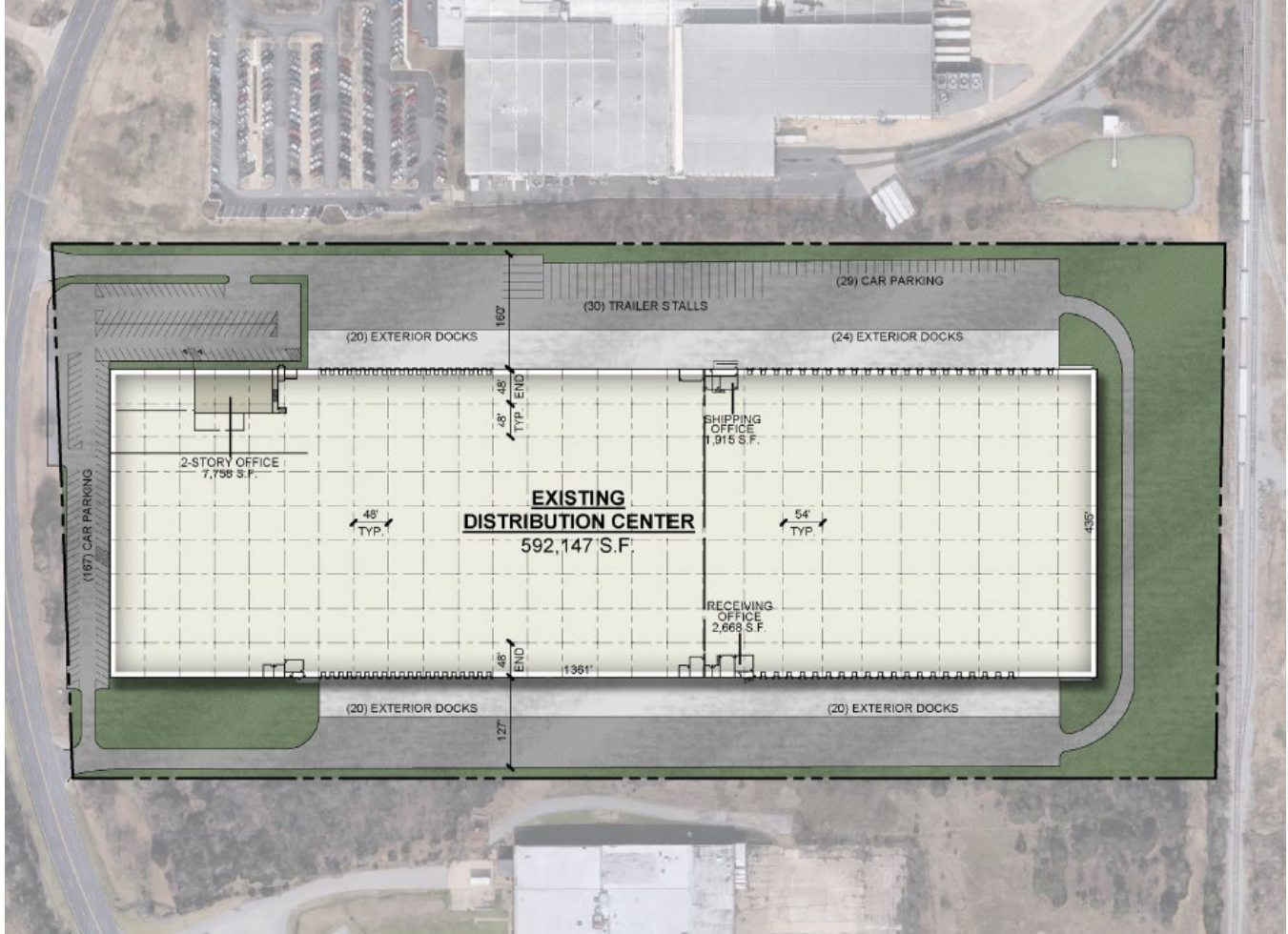
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| BUILDING SIZE: | Approximately 599,465 sf as follows: Warehouse: 592,465 sf Office: 7,000 sf |
| GROUND: | Approximately 27.97 acres |
| DIMENSIONS: | 1,356' x 436' |
| CONSTRUCTION DATE: | Original section was built in 1984; expansion was built in 1995 |
| PROPERTY CONDITION: | Excellent |
| CONSTRUCTION: | Floors: 6" reinforced concrete floors Walls: Precast tilt wall panels Roof: Built up insulated metal butler standard seam roof Columns: Steel |
| CEILING HEIGHTS: | 28' clear to the joist at the side wall; up to 32' clear at the center line |
| COLUMN SPACING: | 48'x48' in the original section; 48'x54' in the expansion |
| LIGHTING: | LED lighting throughout with motion sensors |
| WATER: | Supplied by City of Maumelle; main line 8" |
| SEWER: | Supplied by City of Maumelle; main line 4" |
| NATURAL GAS: | Supplied by Summit; main line 3" |
| POWER: | Supplied by Entergy; 1- 1000 KVA transformer. Power is distributed throughout the building via switchgear panels. 277/480 volt with 1200- 2000 amps, 3-phase 4 wire; 2 – Generac backup generators (500 KVA / 400 KW); automatic transfer switch in place |
| VENTILATION: | Provided via fans in the roof and levelers in the walls |
| HEAT: | 4 large King National space heater units provided throughout the warehouse |
| FIRE PROTECTION: | 100% Wet sprinklered system throughout the warehouse |

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| OFFICE SPACE: | Fully air-conditioned offices as follows: 1 st Floor office: 7,758sf; 2 nd floor office – 7,318 sf; shipping office – 1,915 sf and receiving office - 2,668 sf; spaces include carpet flooring, breakroom on the 1 st floor of the main office. |
| RESTROOMS: | Located throughout the offices and warehouse (3) areas |
| TRUCK LOADING: | 84 – 8'x9' Dock high doors equipped with seals and levelers (Kelley levelers with 40,000 lb capacity) as follows: Northside of building: 40 dock high doors plus 1 – 10'x15' drive-in door (original building) Southside of building: 44 dock high doors plus 1 – 11'x20' ramp door (expansion building) |
| FORKLIFT BATTERY CHARGING STATIONS: | 49 (24v and 36v) |
| RAIL: | Main rail line borders the eastern edge of the property and serviced by Union Pacific; rail spur is possible |
| PARKING: | 196 lighted and paved car parking spaces |
| TRAILER STAGING: | Northside of building has 27 trailer spots; Southside of building has 30 trailer spots |
| SECURITY: | Supplied by Vector Security and linked to the fire and police departments; facility is also equipped with interior and exterior cameras that are monitored on line |
| FIBER OPTICS: | Provided by AT&T and Verizon; data room is equipped with raised flooring and 1 Liebert cooling system |
| ZONING: | I-1 (Industrial Park District) |
| MISCELLANEOUS: | <ul style="list-style-type: none">• Breakroom / Cafeteria with vending capabilities and lockers throughout;• 1 shower in office and 1 in the warehouse;• 1 – 4500 lb Dover passenger elevator for office;• Separate aerosol room in warehouse• Mezzanine storage area – approximately 69,120 sf |

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| FORMER USE: | Storage and distribution of dry goods to chain of hardware stores thorough 8 states surrounding Arkansas |
| ESTIMATED PROPERTY TAXES 2025: | Approximately \$259,191 |
| LOCATION: | The property is ideally located in the Maumelle Industrial Park within 3 miles from I-40; 11.5 miles to I-430; 13.8 miles to I-30; 20.2 miles to Bill and Hillary Clinton National Airport; 24.5 miles from Little Rock Port Authority; 146 miles from Memphis; 325 miles from Dallas/Ft Worth |
| MAJOR INDUSTRIES IN THE AREA: | Kimberly-Clark (next door), PepsiCo, Tractor Supply, Molex, Dillard's, Leisure Arts, Plastic Ingenuity, Cintas and Relogistics |

SITE PLAN



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PHOTOS:

