



# FORMER DANFOSS FACILITY

330,000 SF on 41 ACRES  
(facility can be subdivided)

Available for Sale or Lease  
1 Scroll Drive – Arkadelphia, AR

- **100% Fully Air Conditioned**, modern single-story industrial facility
- Ceiling heights up to 32'7" clear to the joists throughout
- Heavy power available
- Rail service possible
- Ideally located in the Clark County Industrial Park on Highway 67 and minutes to Interstate 30

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# Highlights

**300,000 SF**

Warehouse Square Feet

**1 (15ton)**

Bridge Cranes

**41 Acres**

Acreage

**100% AC**

HVAC

**24' - 32'7"**

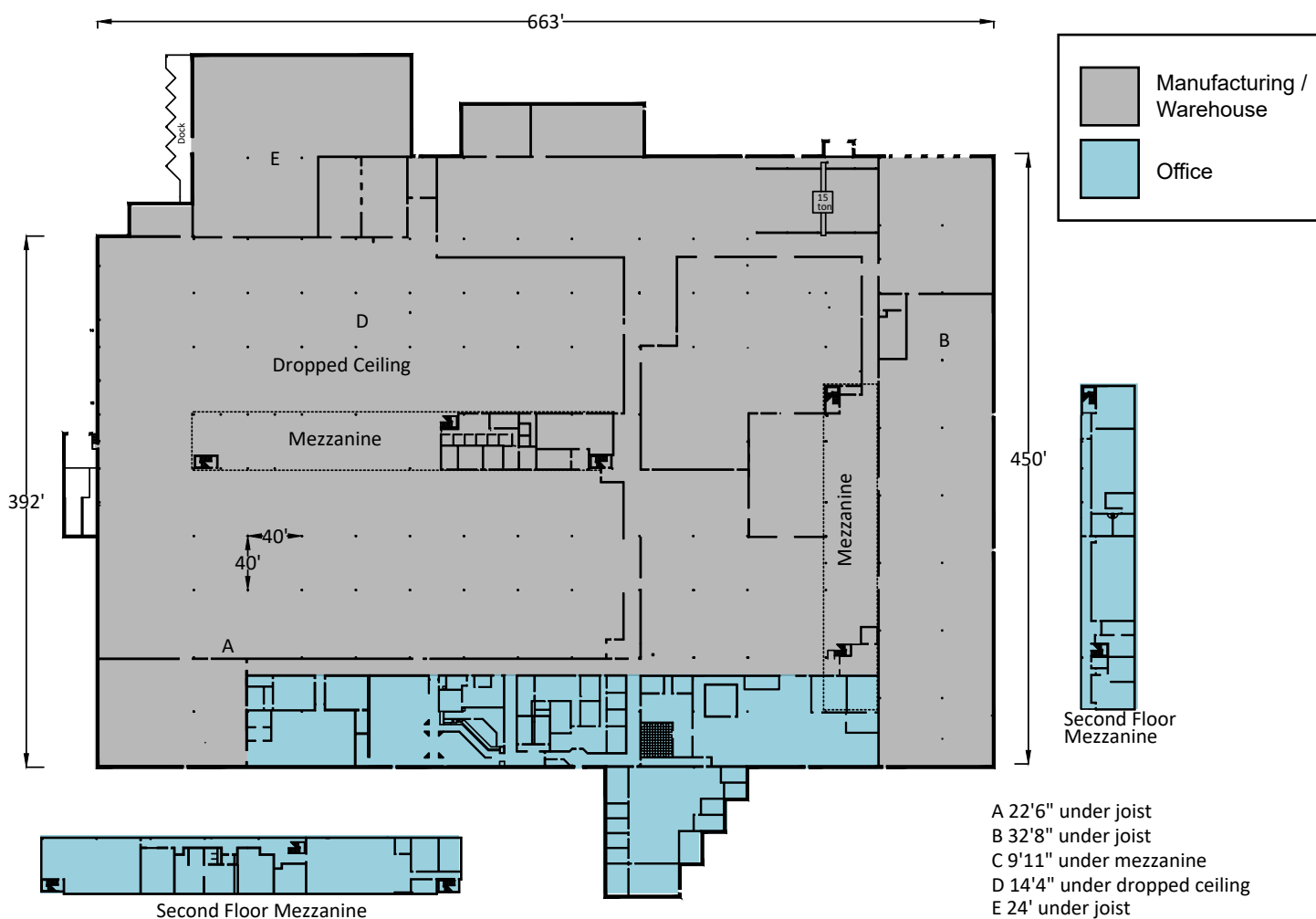
Ceiling Height

**9 Dock High**

Loading Docks



## Floor Plan







## Warehouse

### HVAC:

Facility is 100% air conditioned via two (2) 550-ton and one (1) 500-ton Carrier Chillers / Marley cooling tower was replaced within the last twelve (12) months; one Cleaver Brooks boiler and one Kewanee boiler

### SPRINKLER:

100% sprinklered via Wet System

### TRUCK LOADING:

Total of nine (9) dock high loading doors, with levelers, seals and dock locks; East side - two (2) – 8'x10'; three (3) – 8'x 8' ; and one (1) 12'x 14' grade level drive in door; North side – four (4) 8' x 10'; 1 – 12' x 14' grade level doors; Northeast corner has covered exterior dock with seven (7) trailer positions

### AIR COMPRESSORS:

Two (2) 315 hp Atlas Copco compressors

### CRANES:

One (1) – 15-ton Bridge crane

### ZONING:

Heavy Industrial

Facility is **100%**  
**Air Conditioned**

### Dock Doors

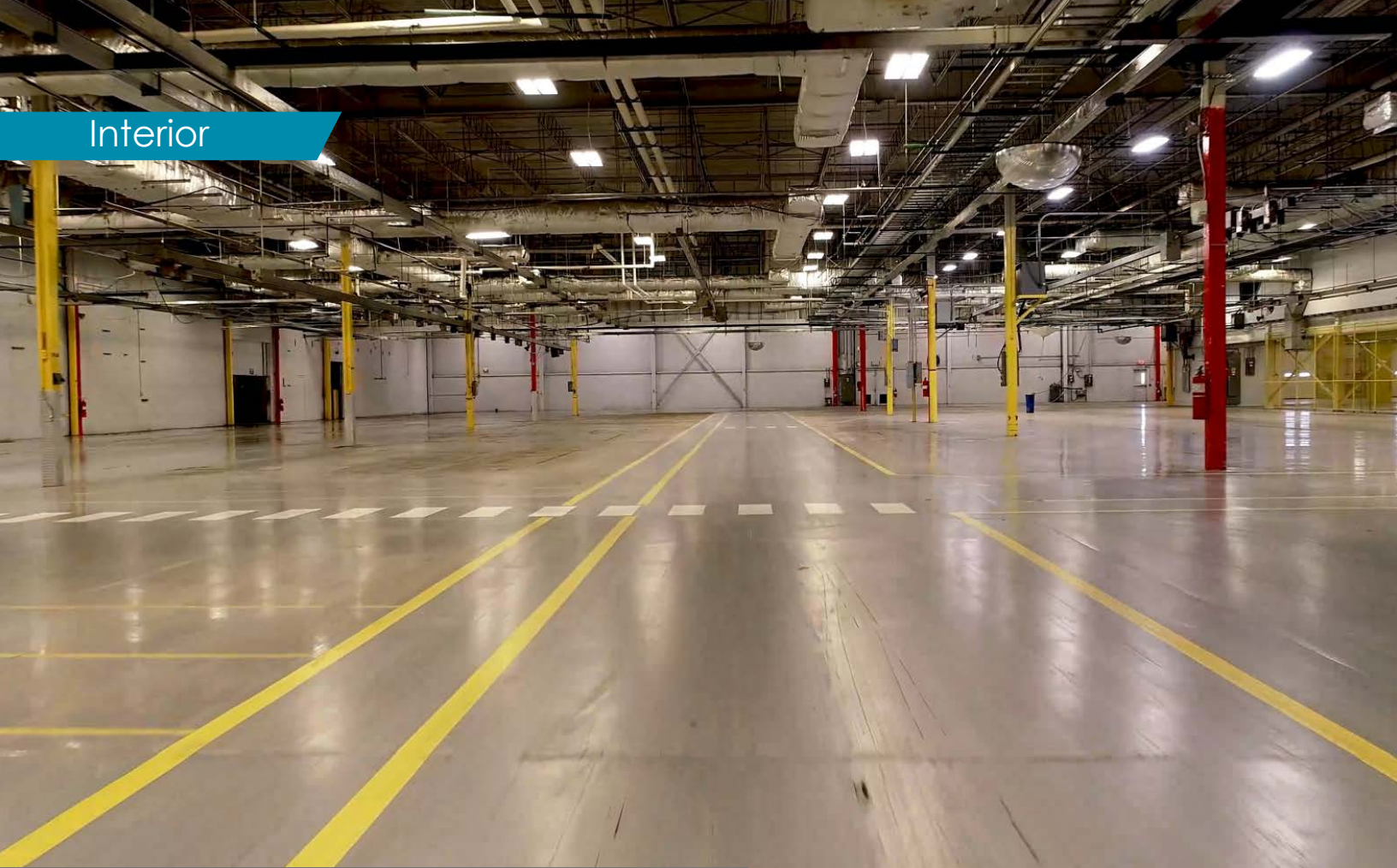


### Crane





## Interior



### Infrastructure

#### FLOORS:

6" reinforced concrete (some 12")

#### WALLS:

Tilt wall concrete panel to 7' with insulated metal sandwich panel to the roof deck

#### ROOF:

Built up metal deck with TPO surface

#### COLUMN SPACING:

High Bay 37' x 50' and 46' x 50' rest of the space varies from 39'x50', 40'x60' and 40'x40'

#### CEILING HEIGHTS:

Majority of the space is 24' clear to the joists throughout; High Bay (38,400 sf) 32'7" to the joist; 22'6" in some sections of the manufacturing area and 14'4" under drop ceiling

#### RAIL:

Union Pacific rail serves the industrial park and a rail spur is possible

### Utilities

#### LIGHTING:

Combination of T-5 fluorescent lighting and LED lighting in the high bay area

#### WATER:

Supplied by City of Arkadelphia; main -12" and building line - 6"-8"

#### SEWER:

Supplied by City of Arkadelphia; main -12" and building line - 6"-8"

#### GAS:

Supplied by CenterPoint Energy

#### POWER:

Supplied by South Central Electric Cooperative; main power feed is on the mezzanine level four (4) 3,000 KVA transformers (24,960 volt); distribution panels are 480/277 volt; 4,000 amps throughout



## Aerials

### Location:

- Ideally located in the Clark County Industrial Park
- On Highway 67 and minutes to Interstate 30
- 75 miles from Hillary and Bill Clinton National Airport and Interstate 40

### Distance to Major Cities

Memphis, TN  
209 miles

Dallas/ Fort Worth  
250 miles

Port of Houston  
370 miles

Little Rock, AR  
75 miles





## Cafeteria



## Boiler



## Air Compressor



## Amenities:

### OFFICE:

Approximately 30,000 sf of fully air-conditioned office space featuring conference rooms, private offices, break room, acoustical tile ceiling and fluorescent lighting

### PARKING:

Paved and lighted parking for up to approximately 500 cars

### RESTROOMS:

Men's and Women's restrooms located throughout the manufacturing and office area

### MISCELLANEOUS:

- \* 2 battery charging stations throughout
- \* Guard shack
- \* Mezzanine office throughout the manufacturing areas
- \* Cafeteria

### SECURITY:

Facility has interior / exterior cameras throughout

[View Video](#)

## Contact:



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