



Building Type:	Industrial
Available SF:	58,520
Total SF:	58,520
Last Updated:	May 9, 2025

Realtor/Owner Contact

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Property and Area Description

Refrigerated/Frozen Food Manufacturing Plant +/-58,520 SF for Sale
+/-13.69 Acres RBA: 58,520 SF Bldg. 1 - Main processing plant: +/-54,000 SF
Bldg. 2 - Dry goods storage: +/-4,000 SF Land: 13.69 Acres SF Breakdown
(Building 1): Refrigerated Production: 22,674 SF Ambient Production: 7,302
SF Freezer: 6,338 SF Cooler: 2,361 SF Refrigerated Dock: 2,710 SF Ambient
Warehouse: 7,108 SF Office: 3,545 SF Maintenance/Mechanical: 2,335 SF
Temperature Zones: Refrigerated Production: 35F Freezer: -10F Cooler: 35F
Refrigerated Dock: 35F Year Built/Renovations: 2012 (south end) & 2014
(north end) Loading: 5 Dock High Doors; 4 Drive In Doors Truck Court Depth:
130 Security/Fencing: Perimeter fencing with camera Refrigeration:
Ammonia, 239 Tons Freezing Capacity Power: 480 Volts 3 Phase 3,000 Amp
Water: 4 Line Sewer: 8 Line Gas: 2 Line Chilled Water: 110 Ton Boiler:
CB700-100 Steam: 3,450 lbs. Per Hr. @ 212F Vent Hood: 5 commercial
grade stainless steel hood Compressed Air and Dryers: Yes Underfloor Heat:
Glycol Drains: Trench drains throughout all production and dry warehouse
(except freezer and cooler) plus a few spot drains QA Lab: Yes Proximity to
Cities, Interstates & Highways Fort Smith: 22.3 Miles Fayetteville: 58.4 Miles
Little Rock: 137 Miles Highway 64: 0.5 Miles Interstate 40: 1.6 Miles Highway
215: 5.3 Miles Highway 71: 8.7 Miles Interstate 49: 10 Miles

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Steven Ehrlich
Rail Contact Phone: 402-544-4033
Rail Contact Email: sdehrlic@up.com