

Available 33,000 SF Former Post Office Mail Sorting and Processing Facility at the Camden Arkansas Regional Airport



In 2012, the United States Postal Service (USPS) vacated this runway-adjacent, fully-sprinklered, 33,000 SF facility as part of its cost reduction initiative to consolidate and reduce the number of its mail sorting facilities. USPS invested approximately \$2.3 million in 2008 for leasehold improvements to the building and site. It sits on 3-acres and is owned by the Camden Airport Commission. The USPS has a remaining lease obligation. The building is available as a sublease or with a lease buyout and new lease.

Upgrades included installation of new HVAC systems, upgrading lighting, adding electrical capacity and floor insulation, expanding restrooms, constructing a new floor and covered loading dock, expanding truck maneuvering area at the dock, constructing a second egress road, adding 43 new parking spaces, and renovating office and meeting space.

The facility includes: 19,500 SF open span Production Floor, 3,000 SF Office and Locker Rooms, 1,500 SF Training/Conference Room and 5,700 open storage, 11 exterior doors, and a covered 2,100 SF raised loading dock with two dock levelers and five flip ramps and seven 6'x8' double impact doors.

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Property Features	33,000 SF
Available Space:	19,000 SF production, 5,700 SF open storage, 3,000 SF office and lockers, 1,500 SF training/ conference, 2,100 SF raised loading docks. 33,000 SF total.
Site:	3.06-acres adjacent to runway. No expansion acreage.
Floors:	6 inch thick reinforced concrete floors.
Building Ceiling Height:	Roof is peaked at 30'. Side eave height is 20'. Interior ceilings height is 14'.
Column Spacing:	Clearspan in production and open storage areas area.
Utilities:	Gas: CenterPoint Energy. Electric: Ouachita Electric Cooperative Water: City of Camden. Sewer: Schumaker. Broadband: Southern Arkansas Telephone Company (SATCO)
Systems:	Wet sprinkler system throughout building. Central heat & air replaced in 2008.
Shipping/Receiving Loading Docks:	Covered 2,100 SF raised loading dock with two dock levelers, five flip ramps and seven 6'x8' double impact doors. Across runway from Federal Express facility.
Parking:	54,000 SF, 43 parking spaces.

