

DE QUEEN INDUSTRIAL FACILITY

Former Husqvarna Manufacturing Facility

103 E. Red Bridge Road | De Queen, Arkansas 71832 | Sevier County

INDUSTRIAL FACILITY REPORT | SEPTEMBER 2026

172,660 SF BUILDING	111,079 SF MANUFACTURING	43,388 SF WAREHOUSE	12.56 AC SITE
16 + 2 HIGH DOCKS + DRIVE INS	277/480V 3 PHASE POWER	~7,446 A* SWEPCO EQUIPMENT ASSESSMENT	3 CLASS I RAIL CONNECTIONS

**Preliminary combined equipment handling estimate supplied by a SWEPCO representative. Project-specific available capacity requires SWEPCO engineering confirmation.*

EXECUTIVE OVERVIEW

This existing industrial asset combines a large manufacturing footprint, substantial loading infrastructure, industrial-intensive zoning, three-phase electrical infrastructure, short-line rail connectivity to three Class I carriers, and multiple highway corridors. The property is especially compelling for projects seeking an existing building and a potentially faster path to occupancy than a greenfield development, subject to project-specific due diligence.

The facility is ideal for manufacturing, assembly, fabrication, wood-products and forest-products supply chains, warehouse/distribution, logistics, and other industrial users that can leverage the building's existing production and loading configuration.

CURRENT OFFERING

ASKING PRICE	LISTING STATUS	MLS	YEAR BUILT
\$1,600,000	For Sale	26020102	1975

BUILDING & SITE SPECIFICATIONS

SITE ATTRIBUTE	DOCUMENTED SPECIFICATION	SOURCE BASIS
Total building area	172,660 SF	MLS / tax-record sourced
Manufacturing area	111,079 SF	MLS
Warehouse area	43,388 SF	MLS
Office area	6,786 SF	MLS
Site	12.56 acres	MLS
Stories	1	MLS
Ceiling heights	20' and 40'	MLS
Column spacing	40' x 40'	MLS
High dock doors	16	MLS
Dock shelters	4	MLS
Drive-in doors	2	MLS
Parking	436 paved spaces	MLS
Zoning	Industrial-Intensive	MLS
Site condition	Level; not in subdivision	MLS
Exterior	Metal / vinyl siding	MLS
Foundation / floors	Slab; concrete and tile	MLS
Fire / interior	Fire system; public restrooms	MLS
HVAC	Central electric cooling and heating	MLS
Security / yard	Partially fenced; two large fenced areas reported	MLS
Road surface	Paved	MLS
Roof	Metal	MLS

ELECTRIC POWER INFRASTRUCTURE

Electric provider: SWEPCO

SWEPCO representative provided an equipment-level assessment of the transformers currently serving the facility.

LOCATION	EXISTING EQUIPMENT	SERVICE	REP CALCULATION
South / front	2 x 2,000 kVA pad-mount transformers	277/480V, 3 phase	~2,405 amps each
North / rear	2 x three-phase overhead banks built with 250 kVA transformers	277/480V, 3 phase	~902 amps each
North / rear	1 x three-phase bank of three 100 kVA transformers	120/208V, 3 phase	~832 amps

Preliminary combined equipment assessment: approximately 7,446 amps. *This figure is a preliminary calculation based on existing transformer equipment and should not be represented as guaranteed available load. SWEPCO can confirm project-specific capacity, redundancy, service configuration, upgrade requirements, cost, and schedule.*

STRATEGIC RAIL POSITION | RAIL INFRASTRUCTURE BORDERING TWO SIDES OF THE PROPERTY

The DeQueen & Eastern Railroad (DQE), operated by Patriot Rail, provides the market with Class I interchange optionality - a notable advantage for projects where rail is required or could reduce long-haul freight cost. *CPKC along the side of the site and Patriot Rail's DeQueen & Eastern Railroad along the rear, creating potential opportunities for future project specific rail access. No spur currently directly serves the building.*

CLASS I CONNECTION	DQE INTERCHANGE
CPKC	De Queen, Arkansas
BNSF	Valliant, Oklahoma
Union Pacific	Perkins, Arkansas

- DQE network: 91 track miles.
- Patriot Rail maximum allowable gross weight: 286,000 lbs; heavier shipments require prior approval.
- Railcar storage categories by Patriot Rail include clean, non-hazardous, hazardous, loaded and residue categories.
- DQE commodities include pulpboard, plywood chips, corn, stone, paper, soybeans and chemicals.

HIGHWAY & REGIONAL LOGISTICS

De Queen sits at a useful convergence of U.S. and state highway corridors.

DIRECT / LOCAL	REGIONAL	EXTENDED FREIGHT
US 70 ~0.5 mile	I-30 ~38.6 miles	Port of Camden ~92.2 miles*
US 59 ~1 mile	Texarkana Regional Airport ~44.3 miles	Five Rivers / Arkansas River system ~130 driving miles**
US 71 corridor	J. Lynn Helms Sevier County Airport ~3.6 miles	Caddo-Bossier Port / Red River ~145 driving miles**
US 371 / AR 41 regional routes	Texarkana / I-30 market connection	Truck, rail and barge routing can be evaluated by project

Corridor investment: ARDOT's 2025-2028 STIP identifies a 5.7-mile, \$30.5 million major widening and structures project on Highway 71 from the Cossatot River to De Queen, programmed/planned in FFY 2027/ 2029

INLAND WATERWAY OPTIONALITY

The facility provides access to multiple inland waterway freight options within approximately 150 driving miles, expanding the site's potential logistics reach beyond highway and rail.

- Five Rivers Distribution in the Fort Smith / Van Buren market provides access to the McClellan-Kerr Arkansas River Navigation System and markets multiple transportation modes and a U.S. Customs Bonded Warehouse.
- The Port of Caddo-Bossier sits at the head of navigation on the Red River. The Port reports a 212-mile navigational channel from the Port to the Old River Lock on the Mississippi River, with onward access toward the Gulf of Mexico.

UTILITIES & SITE INFRASTRUCTURE

UTILITY	CURRENTLY IDENTIFIED
Water	City of De Queen
Wastewater	City of De Queen
Electric	SWEPCO
Natural Gas	Summit Utilities
Telecommunications	Kinetic

BEST-FIT PROJECT PROFILES

PROJECT TYPE	WHY IT MERITS SCREENING
Manufacturing / Assembly	Large existing production footprint; three-phase electrical infrastructure; loading; industrial zoning
Fabrication / Components	Existing manufacturing layout and regional logistics options
Wood / Forest Products Supply Chain	Regional industry context plus DQE's published forest-product commodity mix
Warehouse / Distribution	43,388 SF warehouse, 16 high docks, 2 drive-ins and 436 paved parking spaces
Rail-Optional Industrial	DQE access in the immediate area with BNSF, UP and CPKC interchange optionality
Value-Added Production	Existing industrial shell may support faster reuse than ground-up construction, subject to retrofit requirements

WHY THIS SITE:

172,660 square feet of existing industrial space, more than 111,000 square feet of manufacturing area, 16 high docks, two drive-in doors, industrial-intensive zoning, substantial existing SWEPCO transformer infrastructure, and a short-line railroad with three Class I interchange options create a combination worth serious evaluation.

CONTACTS

ECONOMIC DEVELOPMENT / PROJECT COORDINATION	PROPERTY / REAL ESTATE
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