

FOR SALE BY SEALED BID
Osceola Industries Building located at
1425 Ohlendorf Rd., Osceola, Arkansas 72370
Former - Fruit of the Loom manufacturing

Contact Michael Ephlin at OPAR (870)563-2462
Sealed bids accepted until 10:00 a.m., April 11, 2019, Osceola City Hall, 303 W. Hale,
Osceola, AR Attn: "Osceola Industries Sale"



Possession: Immediate
Zoning: Industrial
Community: Osceola, AR
County: Mississippi

2017's Tax Cuts and Jobs Act:
Opportunity Zone

<https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>



Google maps

<https://www.google.com/maps/place/1425+Ohlendorf+Rd,+Osceola,+AR+72370/@35.6869637,-89.9727458,3a,75y,57.6h,90t/data=!3m6!1e1!3m4!1s6pHspIW-KaduHiXIFUVsgAl2e0!7i13312!8i6656!4m5!3m4!1s0x887f58f0118fadf3:0xb346938aaf906255!8m2!3d35.6874892!4d-89.9717111>

Last Renovation, including complete asbestos removal: 1989



Length of Building: 2,500'
Width of Building: 800'
Number of AC units: 30+

Year Building was Constructed: 1959
Formerly: Fruit of the Loom
Product: Fleecewear
Exterior: Brick
Roof: Built-up



Building Size: 586,948 sq ft



Acreage Included:

- 75 acres on building site.
- 11 acres on pond site to the right of this aerial view.

Rail Siding removed, footprint visible in aerial view

Nearest Line: Burlington-Northern, Distance to Rail spur: 2,000 feet

Rail Doors: 2

Truck Doors: Truck Wells: 33

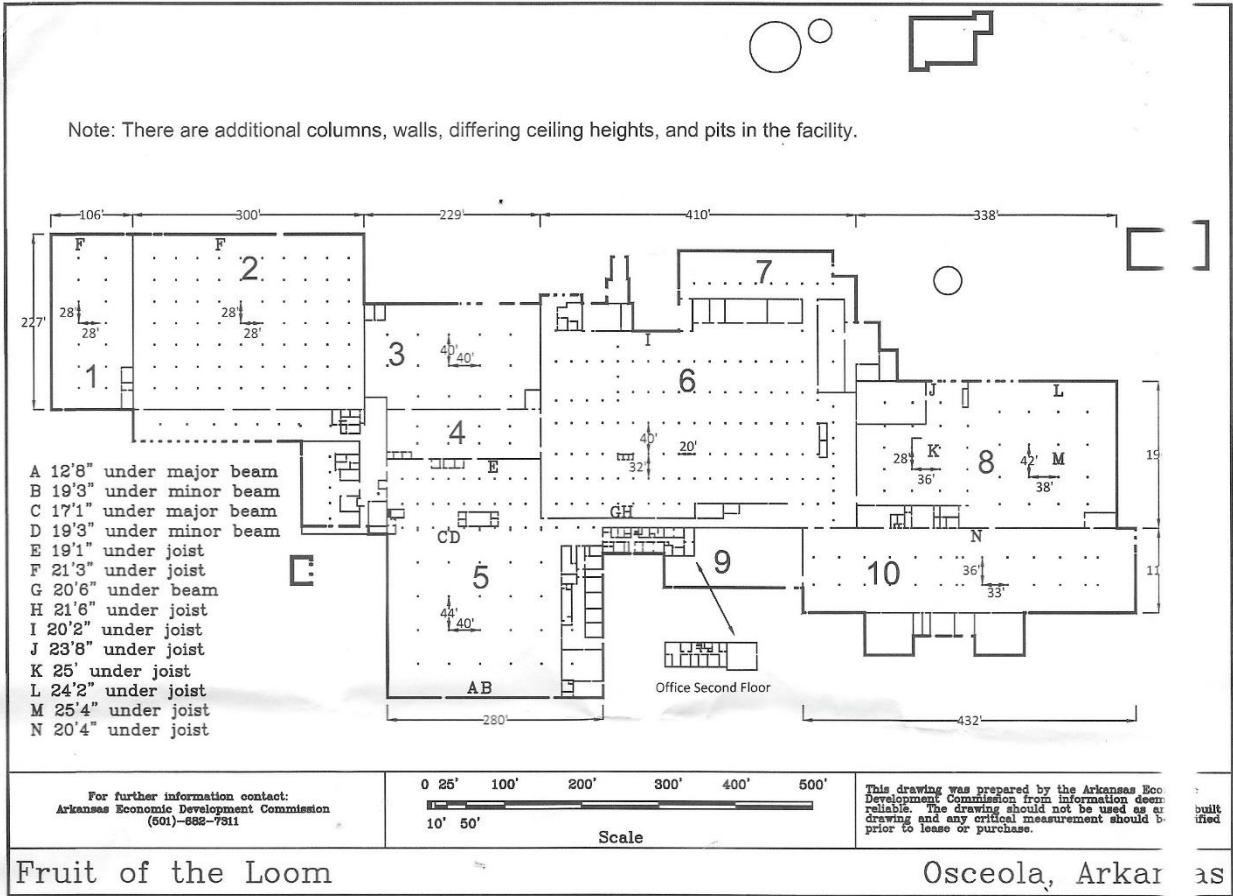
Dock levelers: 31

Floor Level: 2

Dock High Doors: 4

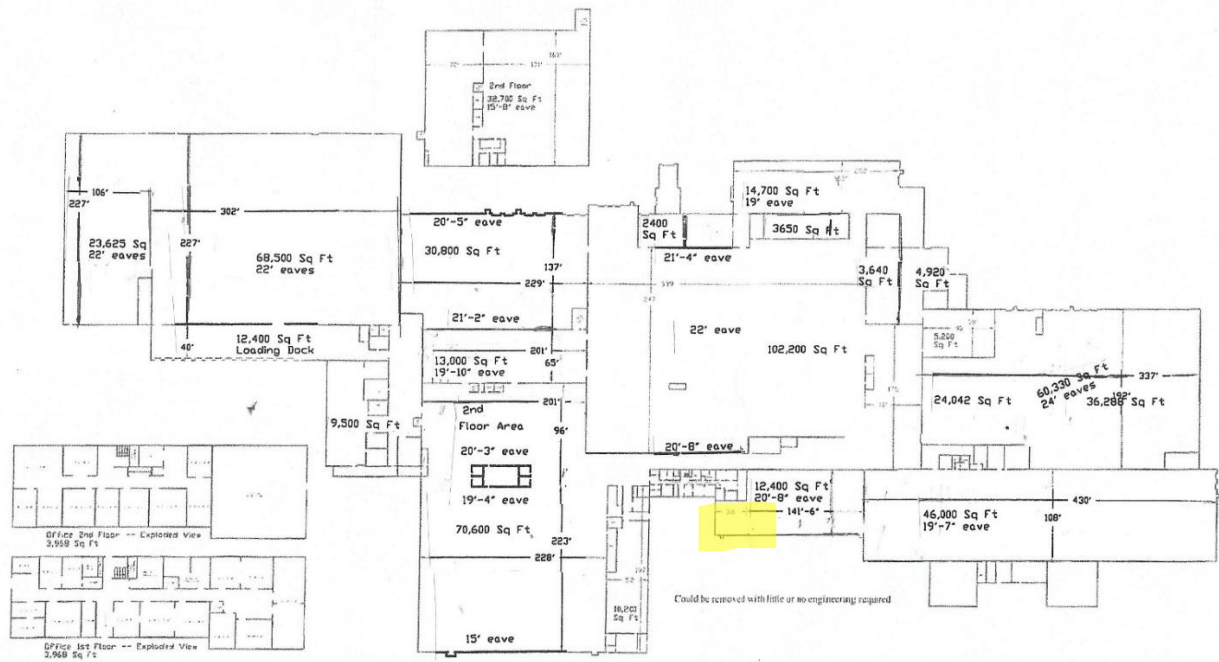
Parking: paved and gravel

Parking spaces: 1,000



Manufacturing Area

- Manufacturing: 502,955 Sq.Ft.
- Column Spacing: 20 Ft. Length 20 Ft. Width
- Clearances: Min Under Beams: 20 Ft. 10 In.
- Min Between Beams: 20 Ft. 10 In.
- Max Under Beams: 24 Ft. 7 In.
- Max Between Beams: 24 Ft. 7 In.
- Floor Type: Concrete, Thickness: 8
- Sprinkler System: Wet
- Air Conditioning: Package
- Heating System: Package
- Overhead Cranes: none
- Toilets: Closets for Men: 13, Closets for Women: 26



Osceola Industries
 Formerly - Fruit of the Loom Arkansas
 1425 Ohlendorf Rd, Osceola, Arkansas

Office Area

- Office: 7,700 Sq.Ft.
- Air Conditioning: Central
- Heating System: Central
- Toilets:
 Closets for Men: 2
 Closets for Women: 4



Utilities

- Water Supplier: Municipal/Private, Size of Main: 12 In., Pressure: 40 PSI
- Sewer: Municipal Size of Main: 12 In.
- Gas Company: Black Hills Energy, Size of Main: 6 In. Pressure: 275 PSI
- Process Water: on-site. Water source: 3 – 1,500' deep wells on-site. Capacity: 2.7 mgd (can be expanded)
- Process wastewater: on-site/ 12" main/ 2.2 mgd capacity/BOD treatment 600-800 mg/L
- System: 2 million gallon aerobic digester, 8 million gallon polishing pond, 4 million gallon activated sludge basin and open area application field
- Steam: boiler
- Powerhouse: on-site, Capacity: 100,000 lbs./hour

Legal Description

Tract No. 1: Part of the North 495 feet of the Northwest Quarter of the Northeast Quarter West of Railway of Section 12, Township 12 North, Range 10 East, more particularly described as follows: Begin at an iron pipe at the South Quarter Corner of Section 1, Township 12 North, Range 10 East; running thence South 89 degrees, 40 minutes East 300 feet to the point of beginning proper, thence continue South 89 degrees 40 minutes East of 958 feet to an iron pipe on the West right-of-way line of the St. Louis and San Francisco Railway Company, thence South 0 degrees 13 minutes West 495 feet along the West right-of-way line of said Railway Company to an iron pipe; thence North 89 degrees 40 minutes West 956.1 feet; thence North 495 feet to the point of beginning proper, containing 10.88 acres.

AND

Tract 2: Part of the West Half Southeast Quarter Section 1, Township 12 North, Range 10 East, Mississippi County, Arkansas to wit: BEGIN at the center of said Section 1; then run South 89 degrees 57' East along the North line of said Southeast Quarter 799.70 feet; then run South 75.00 feet; then run East 150.00 feet; then run South 150.00 feet; then run East 245.00 feet; then run North 225.00 feet to the said North line Southeast Quarter; then run South 89 degrees 57' East 65.90 feet to the West right-of-way line St. Louis San Francisco Railroad Co., then run South along said West Railroad Co., right-of-way line 2654.30 feet; then run North 89 degrees 52' 21" West along the South line of said Southeast Quarter 1257.60 feet to an iron pipe for the Southwest corner of said Southeast Quarter; then run north 00 degrees 03' 56" West 2625.60 feet to the point of beginning being 75.174 acres, subject to recorded easements as shown on Plat of Survey, and subject to the right-of-way of Arkansas Highway No. 325 partway along the West boundary thereof, and subject to an access roadway along the North boundary thereof. This site is subject to apparent easements for sewer, water and electrical lines as well as a railroad switch track.

LEGAL

Invitation to Bid

The City of Osceola will receive bids for sale of the Osceola Industries building, formerly the Fruit of Loom (about 600,000 sq. ft) and for the adjoining 75-acres or so parcel of land (former Fruit of the Loom treatment ponds). The facility is located at 1425 Ohlendorf Rd., Osceola. For building and acreage specifications and to inspect the facility and acreage contact Michael Ephlin, City Facility Manager at 870-563-2462. Separate bids can be for the building, or for the adjoined acreage. If bid is for both, there should be a line item for the acreage and another for the adjoined acreage. Sealed bids will be received at the office of the Mayor, located at 303 W. Hale Ave., until 10 a.m. on Thursday, April 11, 2019. At that time, all bids will be opened and read aloud. The City of Osceola, Arkansas reserves the right to increase or decrease the amount(s) or reject any or all bids and waive formalities what-so-ever. The City of Osceola, Arkansas is an Equal opportunity employer.

Published: March 28, 2019

Mayor Sally Longo Wilson