

State-of-the-Art Data Center | For Sale

CBRE

CBRE is pleased to offer the Acxiom's Little Rock Data Center facility to the market. This beautiful and serene campus setting facility was constructed in 2007 and received numerous AIA awards for its design and quality. It is a purpose-built ~ 31,000 square foot, 2-story structure nestling on 6 acres overlooking the Kirk pond. Along with this campus, there is opportunity to acquire an additional 10 acres of undeveloped land directly to the North that could serve as additional expansion or an excellent opportunity for a water-view mixed-use development. Acxiom Corporation will be selling this property vacant with no opportunity for lease-back.

Property Overview

Address	15900 Arkansas Systems Drive
Total Bldg SF	±31,000 SF
Year Built	2007
Site Size	±6 acres - Existing building ±10 acres - Expansion land can be purchased separately or combined Total ±16 acres
Property Layout	1st Floor ±7,776 SF of white space ±8,595 SF of mechanical / admin space 2nd Floor ±9,637 SF of white space ±5,950 SF of mechanical / admin space
Parking	All surface and ample
Utilities	Electric - Entergy, Water - Central AR, Gas - Centerpoint
Utility Feed	Single-Feed with infrastructure in place for dual feed
Transformers	3750 kVA with additional pad capacity
Cooling	Floor 1 - 230 Tons Total - (10) Liebert, 23-ton chilled water units Floor 2 - 276 Tons Total - (12) Liebert, 23-ton chilled water units
UPS Systems	(4) 500 kVA/450 KW (Eaton model #9315) serving the (IT functions) (3) 400 kVA/360 KW (Eaton model #9315) serving the (Mechanical functions)
Generators	(3) Caterpillar #3512 - 1750kVA/1500 KW
Fiber Providers	Verizon, AT&T
Security	24/7 monitoring with card reader system & perimeter security
Loading Docks	(1) Dock High



Contact Us

William Callahan

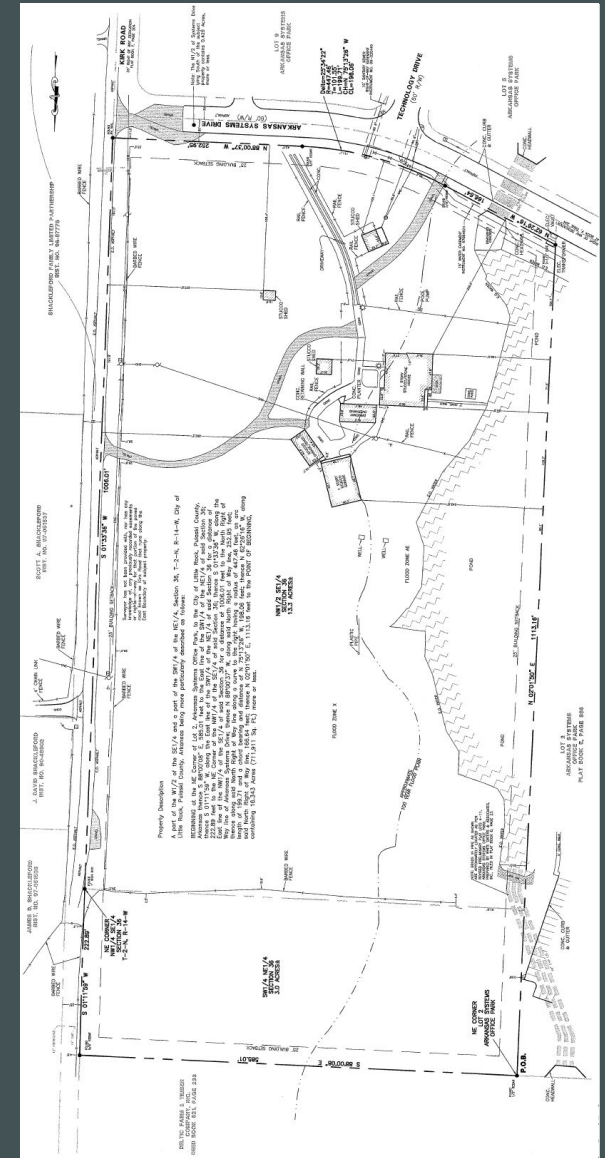
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The Acxiom Data Center was master planned to expand up to 160,000 SF in four phases. It was designed to include a light filled employee zone with views of the existing lake. There is an enclosed data equipment space which will allow easy expansion horizontally to future phases. The lower floor of the solid data box is tucked into the hillside, allowing maximum protection, built to withstand an F-4 tornado.



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