COMMERCIAL/INDUSTRIAL BUILDING FOR SALE

1329 N 10TH ST, ARKADELPHIA, AR, 71923 CLARK COUNTY 34.1503, -93.0654







BUILDING SIZE: 74,274 SQ. FT.

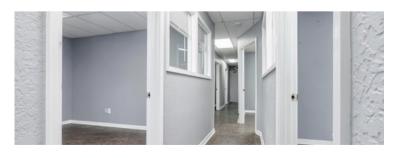
LISTING PRICE: \$2,000,000

7 HWY FRONTAGE ON AR-7

The facility spans a substantial **74,724 sq. ft.** including:

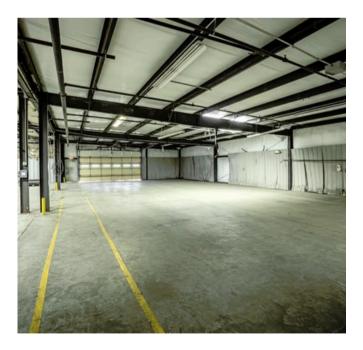
- 1,624 SQ. FT. Office Space
- 72,650 SQ. FT. Industrial Floor Space
- An additional 3,000 SQ. FT. Warehouse

13.4 Acres of fully fenced land



Zoning: I-1 Heavy Industrial District

This zoning permits a wide range of uses, including the manufacturing, compounding, processing, packaging, or assembling of products.





SHELLEY SHORT PRESIDENT & CEO 501-944-2028 SHELLEY@ARKADELPHIAALLIANCE.COM

ASHLEE VAUGHAN ECONOMIC DEVELOPMENT MANAGER 870-403-4834 ASHLEE@ARKADELPHIAALLIANCE.COM

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SPECIFICATIONS

Style: Built to Suit Heating: Central Air, Central Heat Roof: Flat, Rolled Exterior Features: Fully Fenced, Security Class: Commercial/ Industrial Inside City Limits: Yes Annual Taxes: \$11,641 Floor: Concrete Exterior: Metal/Vinyl Siding Road Surface: Paved Foundation: Slab Parking: 20





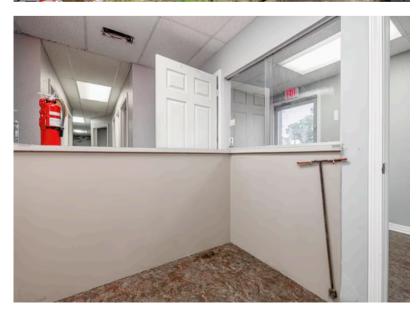
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TRANSPORTATION/ INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (3.6 miles) Gurdon Lowe Field (18.4 miles) Clinton National Airport (66 miles) *Commercial, Freight, Charter*

Interstates: I-30 (2.4 miles)

Highways: State HWY 7 (0 miles) HWY 67 (0.1 miles)



