



1397 Smithton Road, Gurdon, AR 71743

## Industrial Warehouse Building



- FOR SALE: \$850,000 \$13.62/SF
- 62,400 SF on 31.2 acres
  - 60,000 SF manufacturing | 2,400 SF office
- Just northeast of the Gurdon City Limits
- Built in 2008
- 3 phase electrical, 25 ft. pitched ceiling
- 6 loading docks with 10 ft. doors and levelers
- 2 drive-in doors
- 2,400 SF office with 4 private offices, bathrooms, break room
- Break/Training room for warehouse employees
- City water; Septic system
- Fully fenced
- Packed gravel truck court and employee parking
- 5 minutes from the Clark County Industrial Park

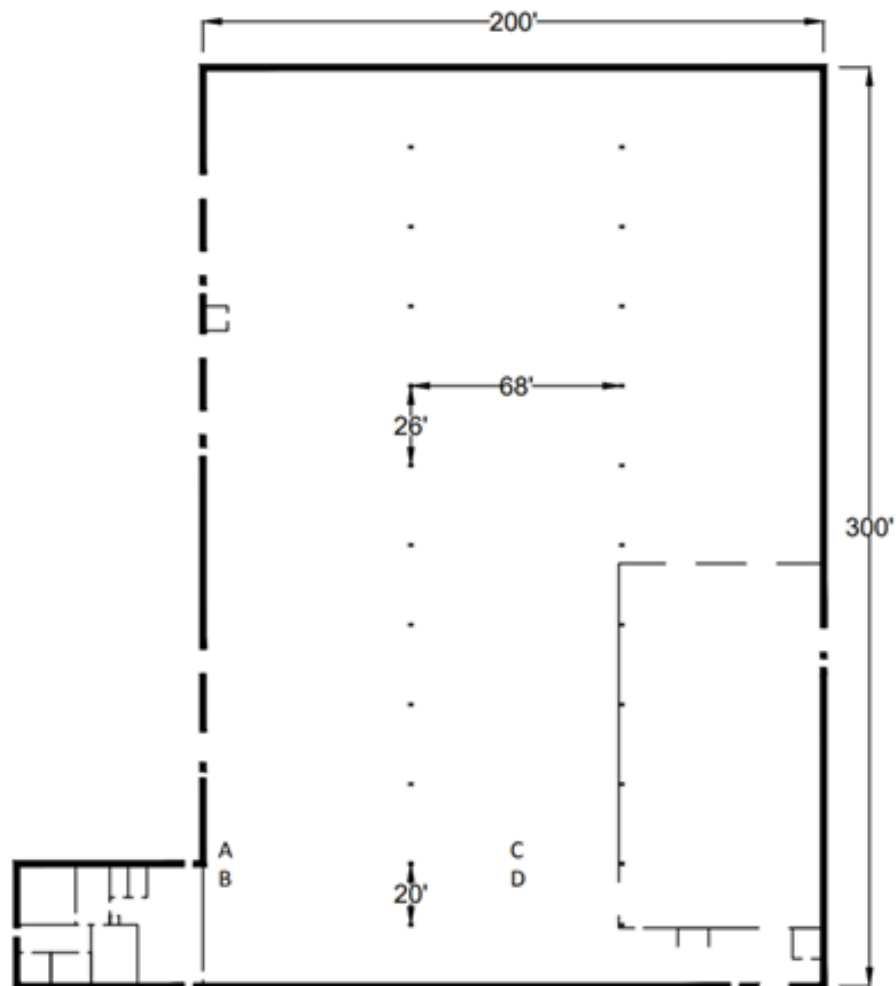
FOR MORE INFORMATION CONTACT:

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File 4748

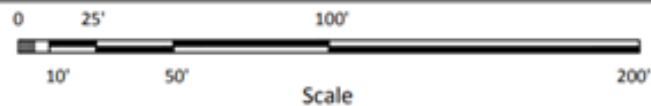






A 11'5" under beam  
 B 13'5" between beams  
 C 20'7" under beam  
 D 22' between beams

For further information contact:  
 Arkansas Economic Development Commission  
 (501)-682-7311



This drawing was prepared by the Arkansas Economic Development Commission from information deemed reliable. The drawing should not be used as an as built drawing and any critical measurement should be verified prior to lease or purchase.

H & P Sales

Gurdon , Arkansas