

INDUSTRIAL FOR SALE OR LEASE

VICTORY INDUSTRIAL WAREHOUSE BUILDING

7301 Victory Blvd, Newport, AR 72112



OFFERING SUMMARY

Sale Price:	\$4,696,640
Building Size:	234,832 +/- SF
Available SF:	234,832 +/-
Lot Size:	23 +/- Acres
Lease Rate SF NNN	\$2.35
Renovated:	2023
Market:	Newport
Submarket:	Northeast Arkansas/Memphis

PROPERTY OVERVIEW

This 234,832 +/- sq ft industrial building in Newport, AR is strategically located near the Newport Municipal Airport and the Arkansas State University Newport Campus. At only 2.3 miles to US-67, this well-maintained industrial/warehouse/distribution facility is situated on 23 +/- level acres and has frontage on three streets. Property has many improvements completed in 2023, including repaired or replaced overhead doors, new LED lighting throughout, new roofing, new insulation, and more!

PROPERTY HIGHLIGHTS

- Located only 2.36 miles from US-67, a major corridor from Central Arkansas to St. Louis
- Only 30 miles SW of Jonesboro, 80 miles NW of Memphis, and 85 miles NE of Little Rock.
- Property is approximately 30 miles from I-555, only 55 miles from I-55 and Only 85 miles from I-30 and I-40
- Extensive Interior & exterior improvements performed in 2023
- Ingress/Egresses onto both Victory Blvd and Comet Drive

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Improvements completed 2023-- 7301 Victory Blvd, Newport, AR

Installed new 20ga aluminum gutter liners

Replaced old gutters, and installed new gutters and downspouts where needed

Replaced approximately 9,000 base wall cinder blocks

Painted all top side sheet metal

Wrapped base block with 26ga R panel

Trimmed back and sheet metal and installed new closures

Replaced/Repaired ceiling and wall insulation as needed

Demo'd all existing conduit, hangers, air piping, ductwork

Replaced 10 each 10'x10' dock roll up doors

Replaced 1 each 8'x8' dock roll up door

Repaired 11 each dock plates

Replaced 12'w x 14'h roll up door

Replaced 12'w x 12'h roll up door

Repaired 20'w x 16'h roll up door

Repaired 20'w x 14'h roll up door

Repaired/Replaced internal gutter water piping

Repaired/Replaced 7' chain link fence as need – full perimeter

Installed new 7' chain link fencing and 2 each 40' gates

Installed new emergency backup (FROG Lighting)

Repaired/Replaced interior structural pipe and I-beam columns as needed

Installed 4 new 1hp sump pumps on front and rear docks

Installed new 1200 amp 480 volt 3 phase electrical service with 4ea new 200 amp breaker boxes throughout warehouse

Installed all new LED High Bay Lighting throughout building

Installed all new conduit and wiring throughout warehouse

Installed new LED exterior lighting

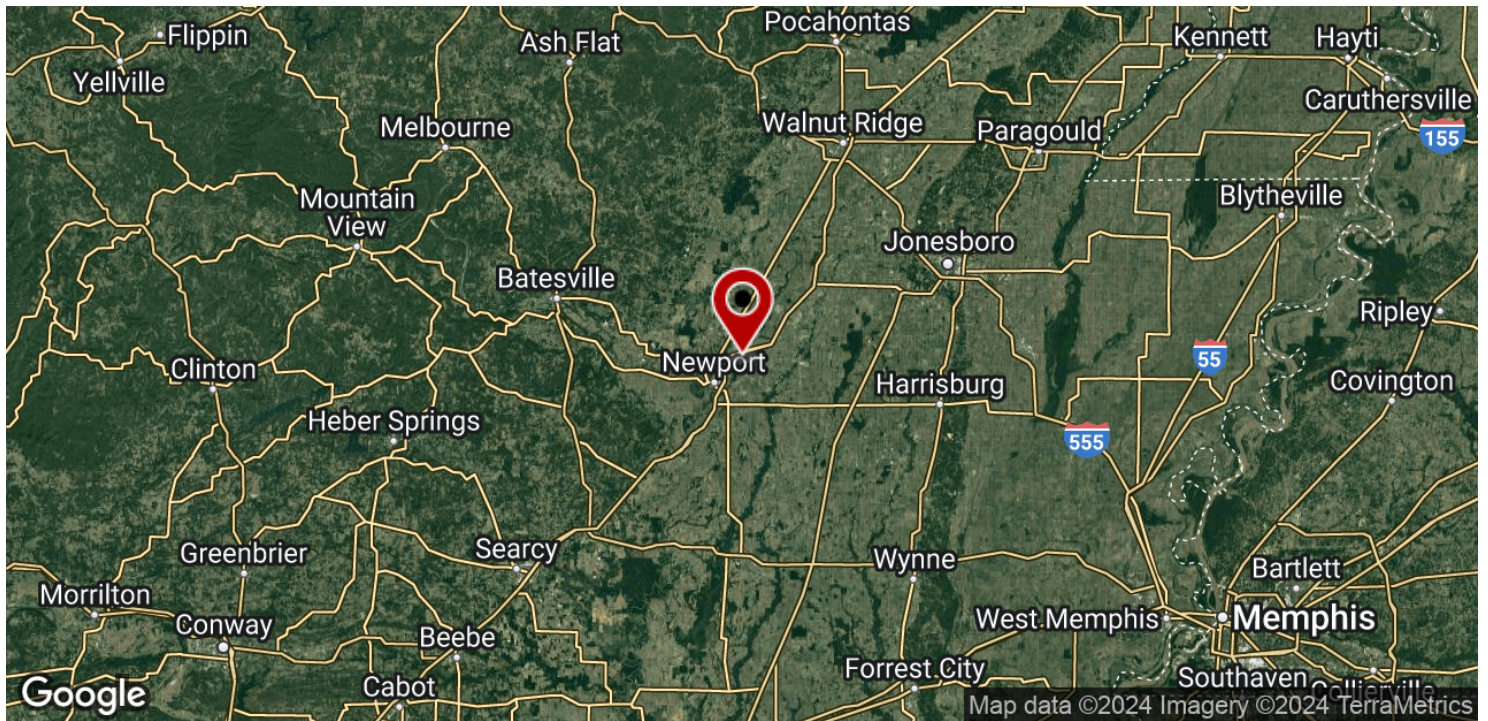
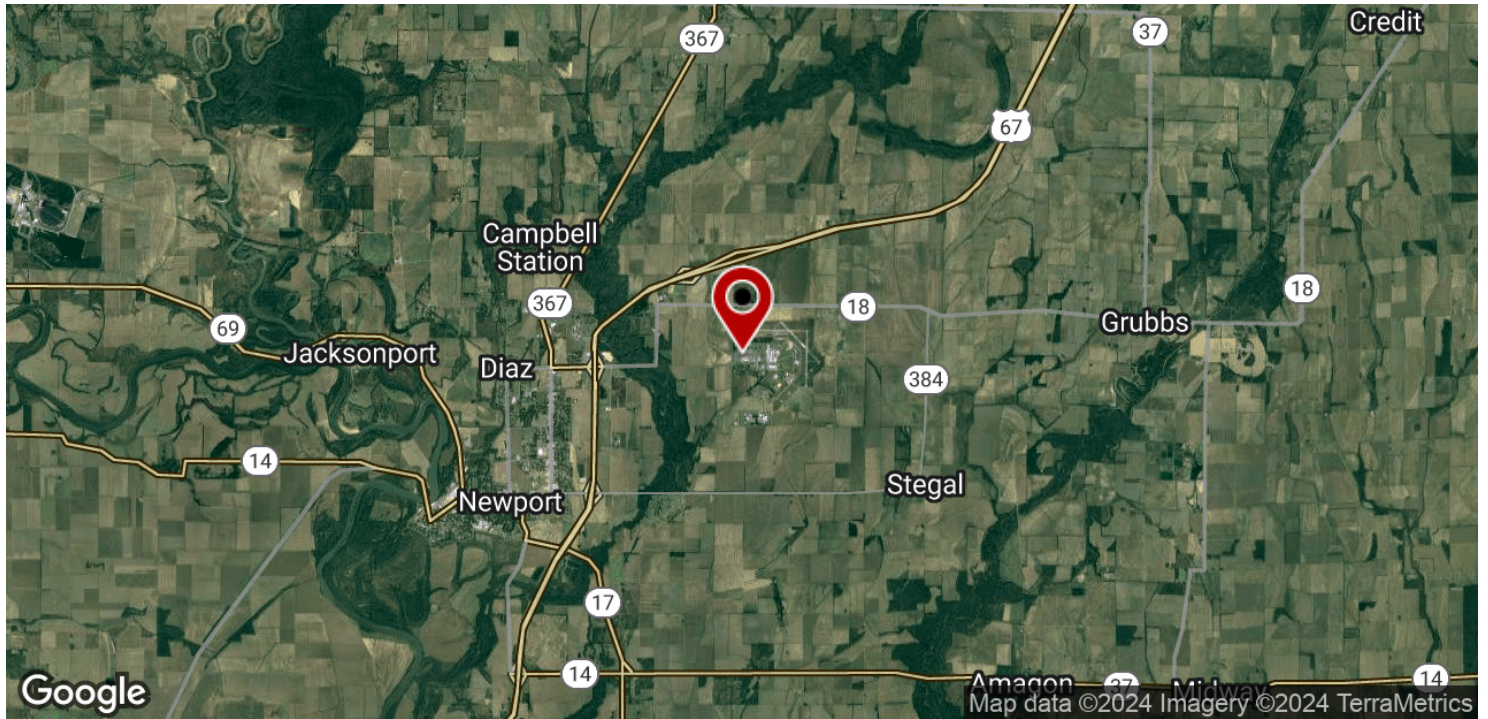
Replaced 20,000sf section of roof with new 26ga R-panel

Prepped entire roof for new silicone coating, by acid washing and pressure washing. Coated all roof penetrations @ baseweather allowed. Silicone has a 25 year warranty with a 50 year life expectancy.

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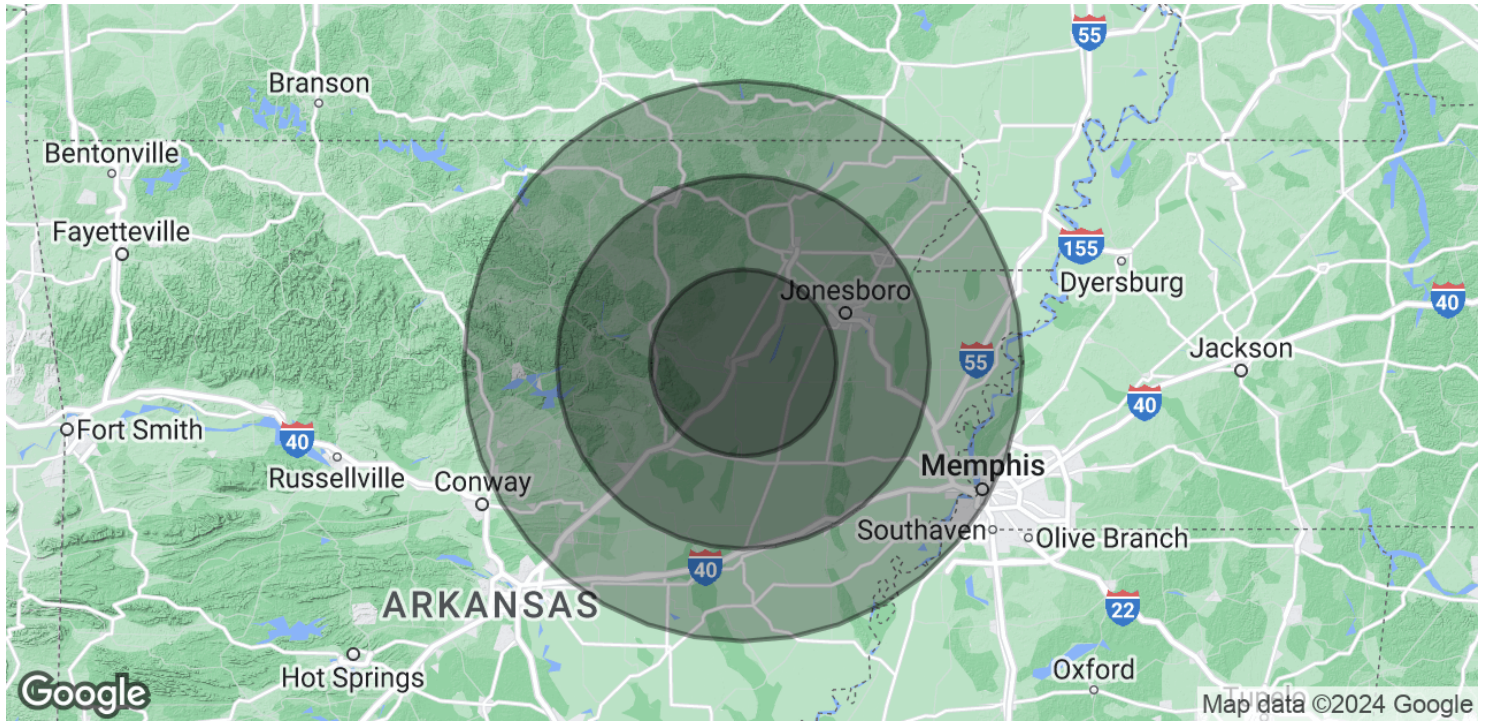
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POPULATION	25 MILES	50 MILES	75 MILES
Total Population	41,685	386,445	879,256
Average Age	40.7	39.3	39.1
Average Age (Male)	39.1	37.8	37.5
Average Age (Female)	42.7	40.8	40.6

HOUSEHOLDS & INCOME	25 MILES	50 MILES	75 MILES
Total Households	19,375	176,272	411,517
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$48,374	\$52,900	\$50,217
Average House Value	\$99,268	\$116,411	\$117,849

* Demographic data derived from 2020 ACS - US Census

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