

COMMERCIAL/INDUSTRIAL BUILDING FOR SALE

1329 N 10TH ST,
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.1503, -93.0654



LOT SIZE:
13.4 ACRES



BUILDING SIZE:
74,274 SQ. FT.



LISTING PRICE:
\$1,750,000



**HWY FRONTAGE
ON AR-7**

Zoning: I-1 Heavy Industrial District

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

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*



COMMERCIAL/INDUSTRIAL BUILDING FOR SALE

1329 N 10TH ST,
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.1503, -93.0654



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



COMMERCIAL/INDUSTRIAL BUILDING FOR SALE

1329 N 10TH ST,
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.1503, -93.0654



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)

