

## FLEX LEASE SPACE

# 3202 Hollywood Road

Arkadelphia, AR 71923 | 34.11498, -93.09913 | Clark County, Arkansas



### PROPERTY DESCRIPTION

Exceptional lease opportunity designed to meet the diverse needs of modern businesses. This FLEXSPACE offers a seamless combination of warehouse, office, and retail space, making it ideal for companies requiring both administrative and light industrial functionality under one roof.

**Constructed in 2025.**

Each unit measures 25x70 ft, featuring:

- A 10x10 ft professional office space
- A welcoming storefront for customer-facing operations
- A private bathroom with shower
- Two roll-up doors (front & back) for easy access and improved airflow
- High ceilings to accommodate a variety of operational needs

Lease for \$1,800/month with a 24-month lease term.

Conveniently located near I-30, Walmart, local hospitals, and popular shopping destinations, this space is perfect for businesses seeking a flexible, functional layout in a high-traffic area.



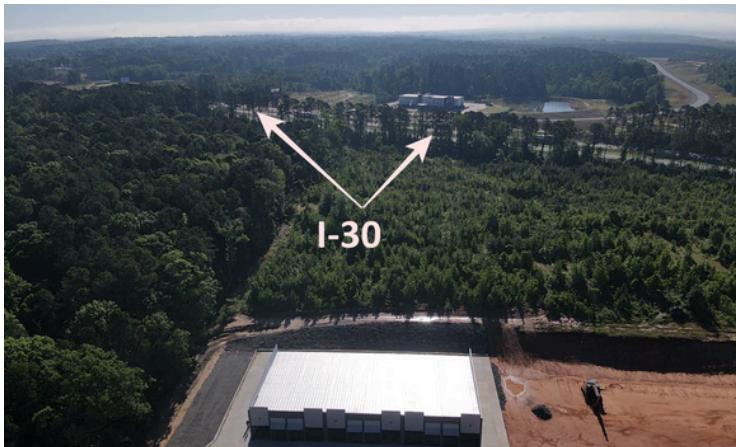
**1,800 SQ FT  
SUBDIVIDABLE**



**FLEX BUILDING  
OFFICE BUILDING  
WAREHOUSE/DISTRIBUTION  
RETAIL/COMMERCIAL**

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## SPECIFICATIONS

- ⚡ **Electric:** South Central Arkansas Electric Cooperative
- 💧 **Water:** City of Arkadelphia
- 📡 **Telecommunications:** AT&T
- 🚽 **Sewer:** City of Arkadelphia
- fiber **Fiber-Optic:** South Central Connect or Optimum
- 🛡 **Fire Protection:** Arkadelphia Fire Department | 2.5 miles | ISO Rating 3
- 💰 **Lease Price:** \$1,800 per month | NOT FOR SALE

## TRANSPORTATION INFRASTRUCTURE

### Airports:

Dexter B Florence Memorial Field (2.2 miles)  
Gurdon Lowe Field (13.7 miles)

### Interstates:

I-30 (0.2 miles)

### Highways:

State HWY 51 (adjacent to site)  
State HWY 8 (0.2 miles)

### Rail:

Union Pacific Railroad (2 miles)

