

# INDUSTRIAL BUILDING FOR SALE

1502 SMITHTON ROAD

ARKADELPHIA, AR, 71923

CLARK COUNTY

33.94503, -93.13219



 **LOT SIZE**  
5.7 ACRES

 **BUILDING SIZE**  
22,400 SQ FT

 **LISTING PRICE**  
\$375,000

 **PROPERTY TYPE**  
LIGHT MANUFACTURING,  
MANUFACTURING,  
WAREHOUSE DISTRIBUTION

This expansive property features a well-maintained 20,000 SF building offering one large warehouse and one additional unit/office or additional storage, ideal for industrial, warehouse, or distribution use.

Built in 2001, the property reflects modern construction standards and offers ample space for operational efficiency.

The property, located outside the city limits, provides flexibility for a range of business ventures. Situated in the Gurdon area, this strategically located investment presents a lucrative prospect for industrial, warehouse, or distribution investors seeking a solid addition to their portfolio.

Don't miss the chance to capitalize on this exceptional property in a thriving industrial hub.



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## TRANSPORTATION/INFRASTRUCTURE

### Airports:

Gurdon Lowe Field (2.5 miles)  
Dexter B Florence Memorial Field (11.3 miles)  
Clinton National Airport (82.1 miles)  
*Commercial, Freight, Charter*

### Interstates:

I-30 (4.5 miles)

### Highways:

HWY 67 (0.6 Miles)  
State HWY 53 (1.3 Miles)

