

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.



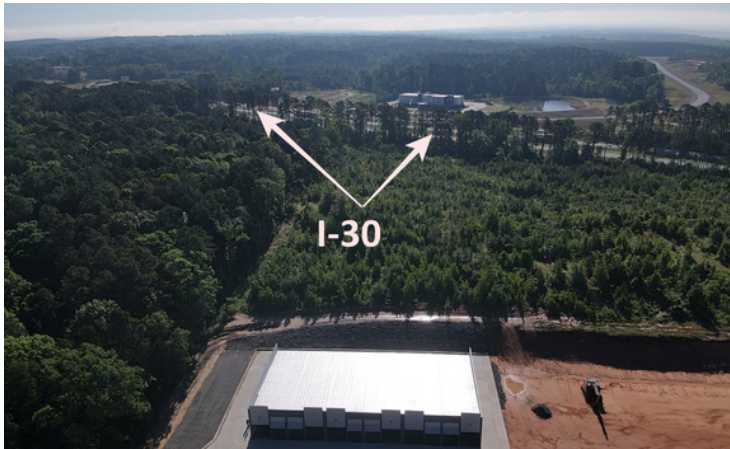
1,800 SQ FT
SUBDIVIDABLE



FLEX BUILDING
OFFICE BUILDING
WAREHOUSE/DISTRIBUTION
RETAIL/COMMERICAL

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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)

SPECIFICATIONS

⚡ **Electric:** South Central Arkansas
Electric Cooperative

💧 **Water:** City of Arkadelphia

📶 **Telecommunications:** AT&T

🚰 **Sewer:** City of Arkadelphia

📡 **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

