

CCIC - MCCLELLAN

85 MCCLELLAN BLVD
ARKADELPHIA, AR, 71923

CLARK COUNTY
34.04934, -93.09588



4.5 ACRES



INDUSTRIAL

**4.5 acre site located on McClellan Blvd.
NOT SUBDIVIDABLE**

TRANSPORTATION INFRASTRUCTURE

Airports:

Dexter B Florence Memorial Field (3.8 miles)
Gurdon Lowe Field (9.5 miles)

Interstates:

I-30 (2 miles)

Highways:

US-67 (0.2 miles)
State HWY 26 (0.3 miles)

Rail:

Union Pacific Railroad (0.5 miles)

SPECIFICATIONS

 **Electric:** South Central Arkansas Electric Cooperative

 **Water:** City of Arkadelphia

 **Telecommunications:** AT&T

 **Natural Gas:** Summit Utilities

 **Sewer:** City of Arkadelphia

 **Fiber-Optic:** South Central Connect or AT&T

 **Fire Protection:** Arkadelphia Fire Department | 5 miles | ISO Rating 3

 **Listing Price:** \$25,000 Per Acre Negotiable | Lease \$4,500 Per Year