

# 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:**  
\$2,000,000



**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*



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## 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



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## 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)

