# **COMMERCIAL/INDUSTRIAL** BUILDING FOR SALE

1329 N 10TH ST,

**CLARK COUNTY** 

ARKADELPHIA, AR, 71923

34.1503, -93.0654





LOT SIZE: 13.4 ACRES



**BUILDING SIZE:** 74.274 SQ. FT.



**LISTING PRICE:** \$1,750,000



HWY FRONTAGE ON AR-7

# **Zoning:** I-1 Heavy Industrial District

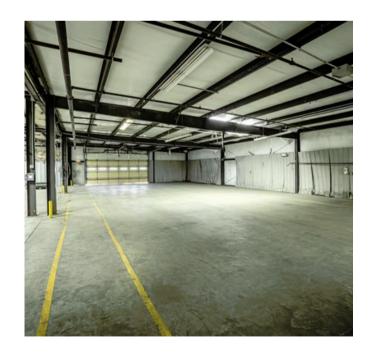
This zoning permits a wide range of uses, including the manufacturing, compounding, processing, packaging, or assembling of products.

# 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)



