



**FOR LEASE** | **83,101 SF**  
**3411 N HUTCHINSON ST** | **PINE BLUFF, AR**

**PATRICK DEDERING | DIRECTOR, ACQUISITION & LEASING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM**

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

# PROPERTY DETAILS

3411 N HUTCHINSON ST | PINE BLUFF, AR

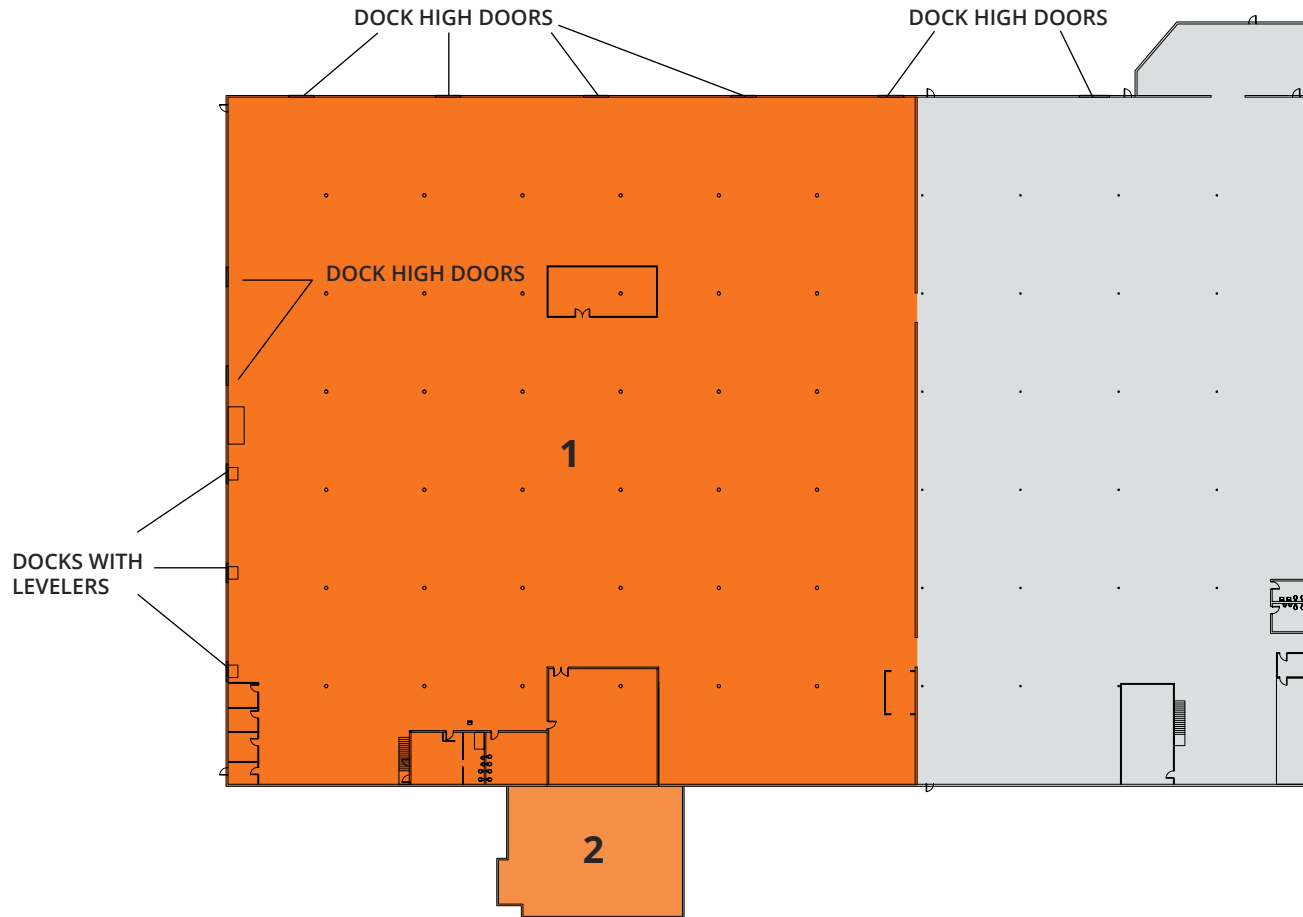
AVAILABLE SPACE	83,101 SF
OFFICE SPACE	3,929 SF
DOCK DOORS	10
CLEAR HEIGHT	16' - 25'
COLUMN WIDTH/DEPTH	40' x 40'
FLOORS	6" Reinforced Concrete
YEAR BUILT	1986
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
PARKING	80 Surface Spaces Laydown Yard and Truck Lines Additional Gravel Parking Available
LAND AREA	14.42 Acres
ZONING	I-2 Heavy Industrial
PARCEL ID	931-83654-000
OPEX ESTIMATE	<b>\$0.49/SF</b>



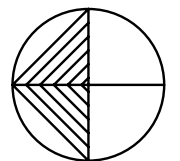
# FLOOR PLAN

3411 N HUTCHINSON ST | PINE BLUFF, AR

[VIEW MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	EXTERNAL LEVELERS	SQUARE FEET
1	WAREHOUSE	16' - 25'	40' x 40'	10	3	79,172 SF
2	FIRST FLOOR OFFICES	DROP CEILING	N/A	N/A	N/A	3,929 SF
<b>TOTAL</b>				<b>10</b>	<b>3</b>	<b>83,101 SF</b>



# LOCATION MAP

3411 N HUTCHINSON ST | PINE BLUFF, AR

I-530	5 MILES
PINE BLUFF RGNL AIRPT	11 MILES
LITTLE ROCK	40 MILES
MEMPHIS	147 MILES

