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# INDUSTRIAL OFFICE/WAREHOUSE FOR SALE

## 980 Runway Drive, Conway, Arkansas



**CONTACT US TODAY**  
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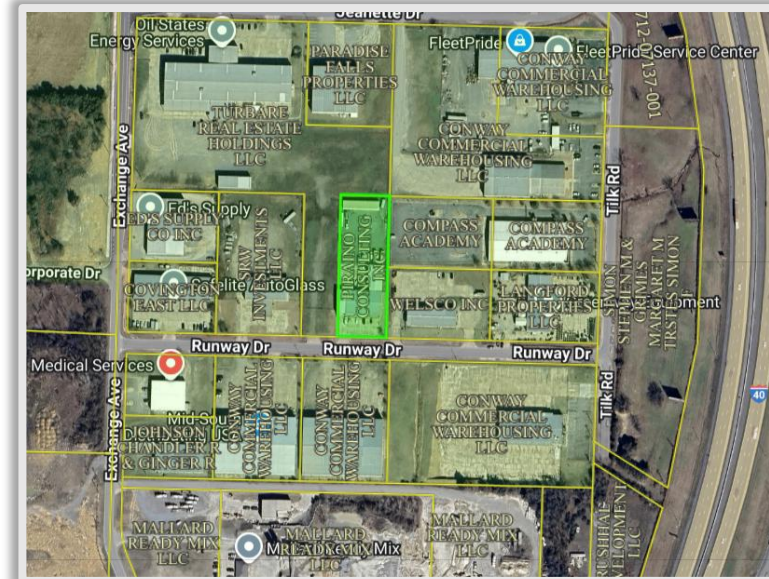
## Property Understanding

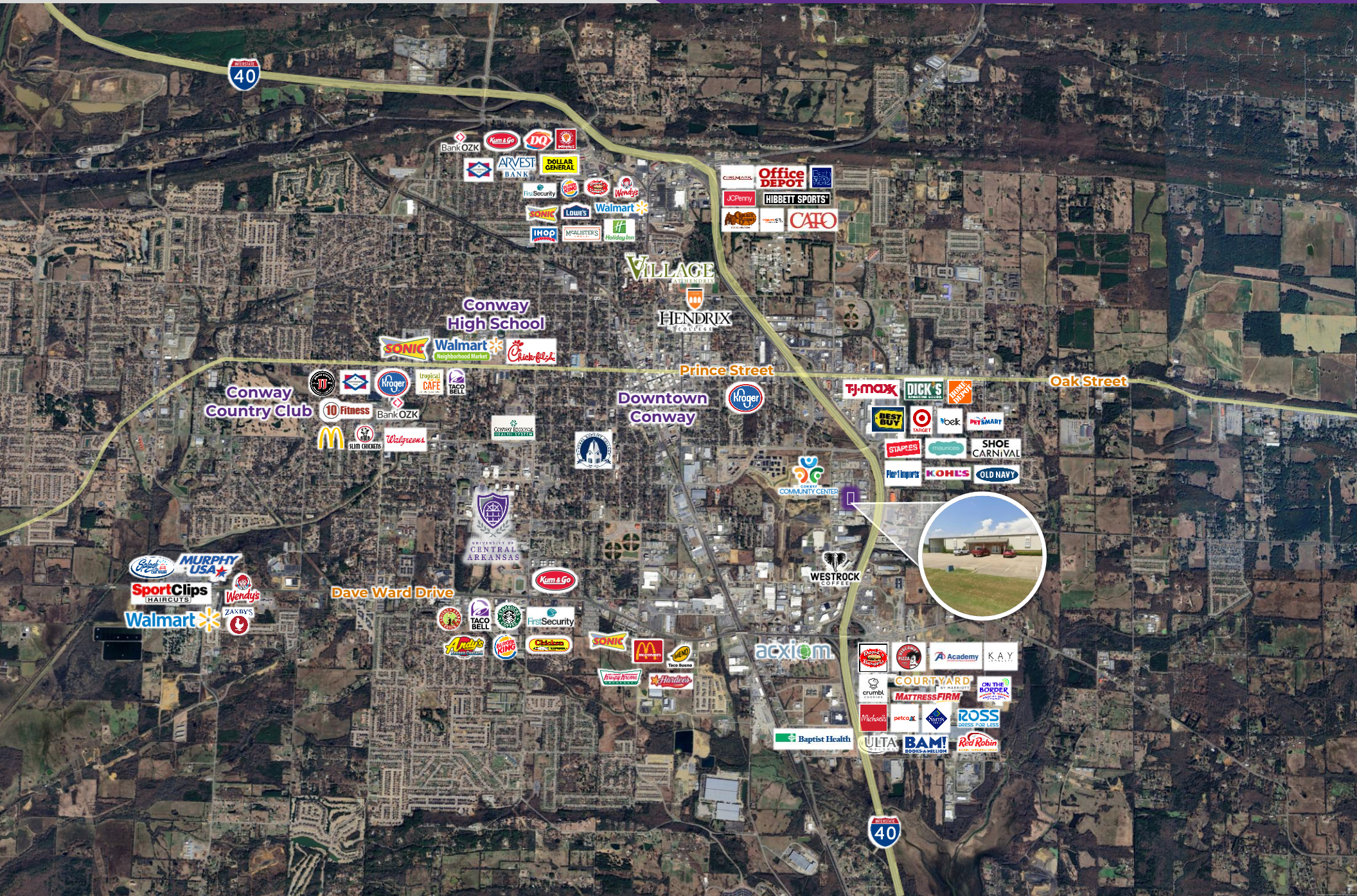
### OVERVIEW

<b>Offering &amp; Price</b>	For Sale   \$1,600,000
<b>Address</b>	980 Runway Drive, Conway, AR 72032
<b>Property Type</b>	Flex Industrial (Office/Warehouse)
<b>Building Size</b>	12,794 SF(4,268 SF office   8,526 SF warehouse)
<b>Year Built</b>	2008
<b>Lot Size</b>	±1.21 Acres
<b>Zoning</b>	I-3 (Intensive Industrial)

### PROPERTY HIGHLIGHTS

- o **Flexible Industrial Configuration:** ±12,794 SF total, ideal for distribution, light manufacturing, and service-based operations. Features 11 offices, 1 conference room, 1 training center, and 5 bathrooms (2 office on-suites and 2 with showers).
- o **Efficient Warehouse Layout:** Open-span warehouse with ample space for racking, equipment, or production workflows.
- o **State-of-the-Art Avigilon Security System:** Features enterprise-grade panoramic, dual-head, dome, and bullet cameras with full IR/night capability and a 16-port HD video appliance (12TB). Over \$25,000 invested in professional, facility-wide surveillance coverage.
- o **Prime I-40 Access:** Strategically positioned along the Interstate 40 corridor, offering seamless connectivity to regional transportation networks and major distribution channels.
- o **I-3 Intensive Industrial Zoning:** Accommodates a wide range of industrial uses, providing operational flexibility for diverse tenant needs.
- o **High-Demand Industrial Corridor:** Surrounded by established users including Greenway Equipment, Mid-South Distributing USA, Safelite AutoGlass, Douglas Companies, Westrock Coffee Company, and more.
- o **Exceptional Market Fundamentals:** Conway's industrial market features a tight 2.2% vacancy rate and 4.3% annual rent growth, underscoring strong leasing velocity and absorption.
- o **Proven Rental Support:** Strong comparable market evidence supports a \$10.00/SF NNN rental rate, reflecting the asset's competitive flex configuration and location advantage.
- o **Minutes to Key Amenities:** Less than half a mile from the newly opened Conway Community Center and proximate to retail, services, and workforce amenities.





## LOOKING NORTH







## Conway, Arkansas



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	39,953	74,776	107,077
<b>Households</b>	15,418	29,655	41,885
<b>Average Age</b>	34.7	36.4	37.4
<b>Average Household Income</b>	\$70,617	\$81,602	\$86,365
<b>Businesses</b>	1,836	2,373	2,822

*\*Demographic details based on property location*

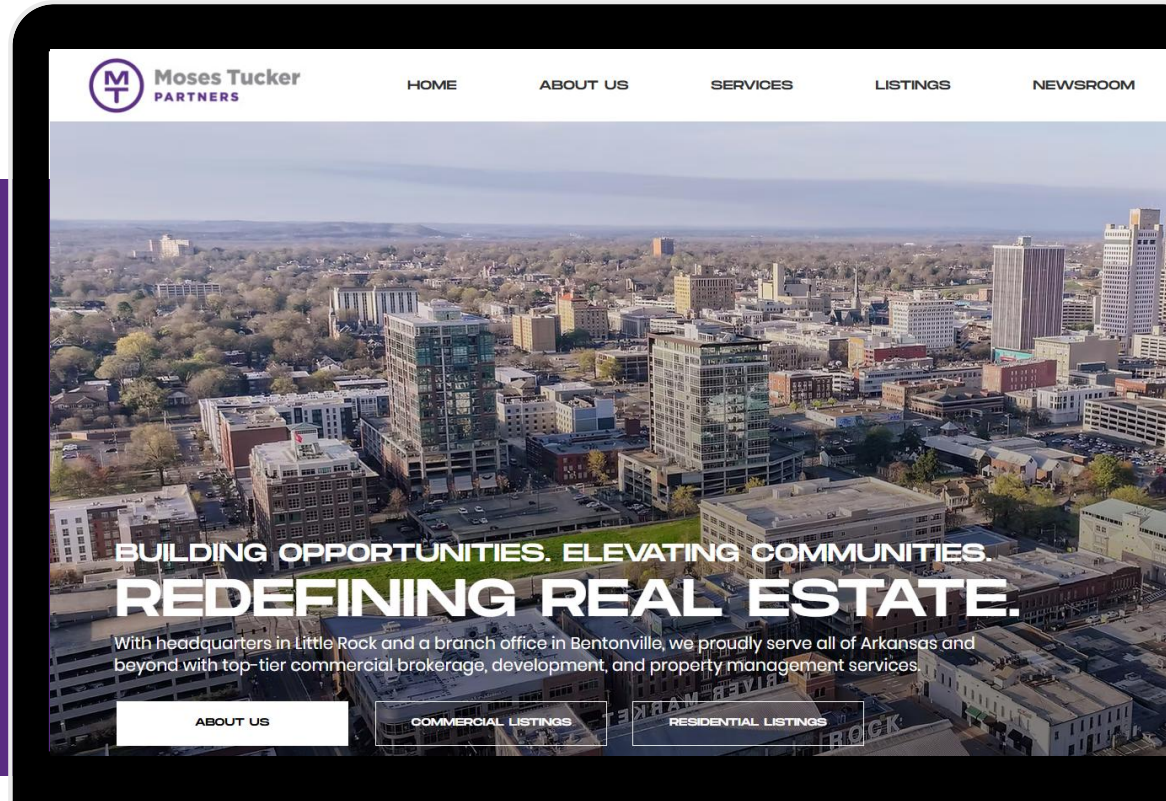
# CONNECT

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