

INDUSTRIAL PROPERTY FOR SALE

1421 Falls Blvd | Wynne, AR 72396



GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER

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**KELLEY COMMERCIAL
PARTNERS**

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AVAILABLE

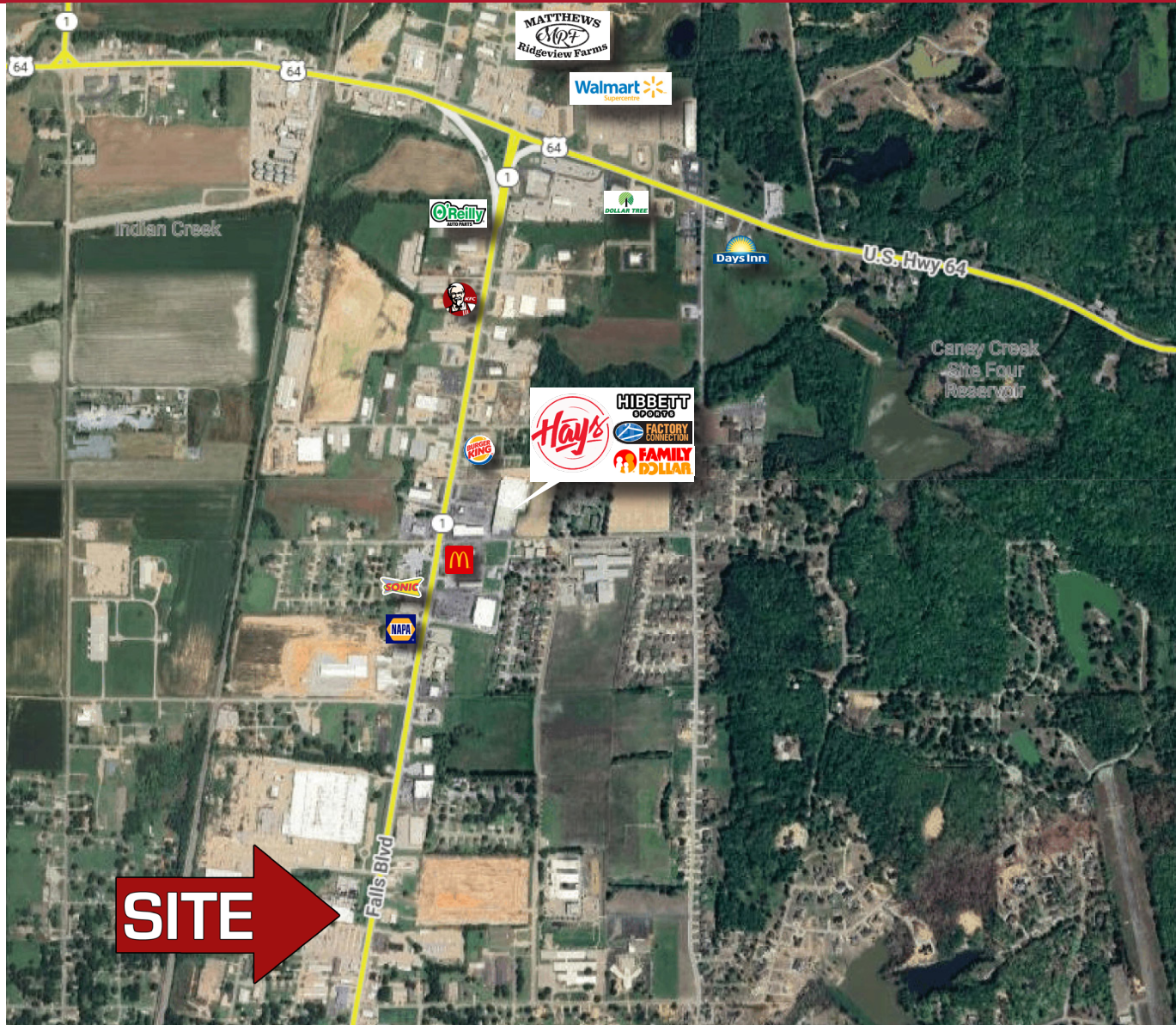
Total SF:	±124,236 SF
Office Area:	±9,894 SF
Warehouse Area:	±114,342 SF
Total Acreage:	±12.41 Acres
Ceiling Height:	13' Clear under beam
Column Spacing	24.5' x 25'
Power:	3 Phase/480 V
HVAC Coverage:	54,000 SF in warehouse
Sprinklers:	100 Wet
Dock Doors:	4
Date of Construction:	1959

PRICE

\$2,000,000

COMMENTS

- Ample ground for expansion on site
- Conveniently located near Hwy 64 and approximately 12 miles from I-40



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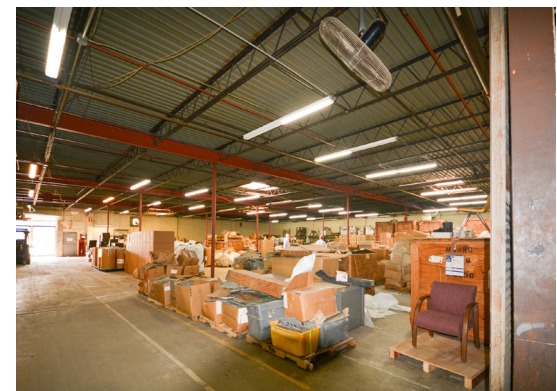
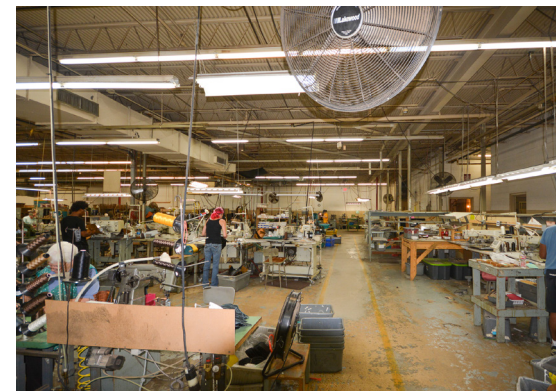
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS
RETAIL ADVISORS