



FOR LEASE
3411 N HUTCHINSON ST

83,101 SF
PINE BLUFF, AR

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PROPERTY HIGHLIGHTS



**SUBSTANTIAL
TRAILER PARKING**



**PROPERTY FULLY
FENCED**



**CONVENIENT ACCESS
TO I-530**



**PROXIMITY TO PINE
BLUFF REGIONAL
AIRPORT**



PROPERTY DETAILS

3411 N HUTCHINSON ST | PINE BLUFF, AR

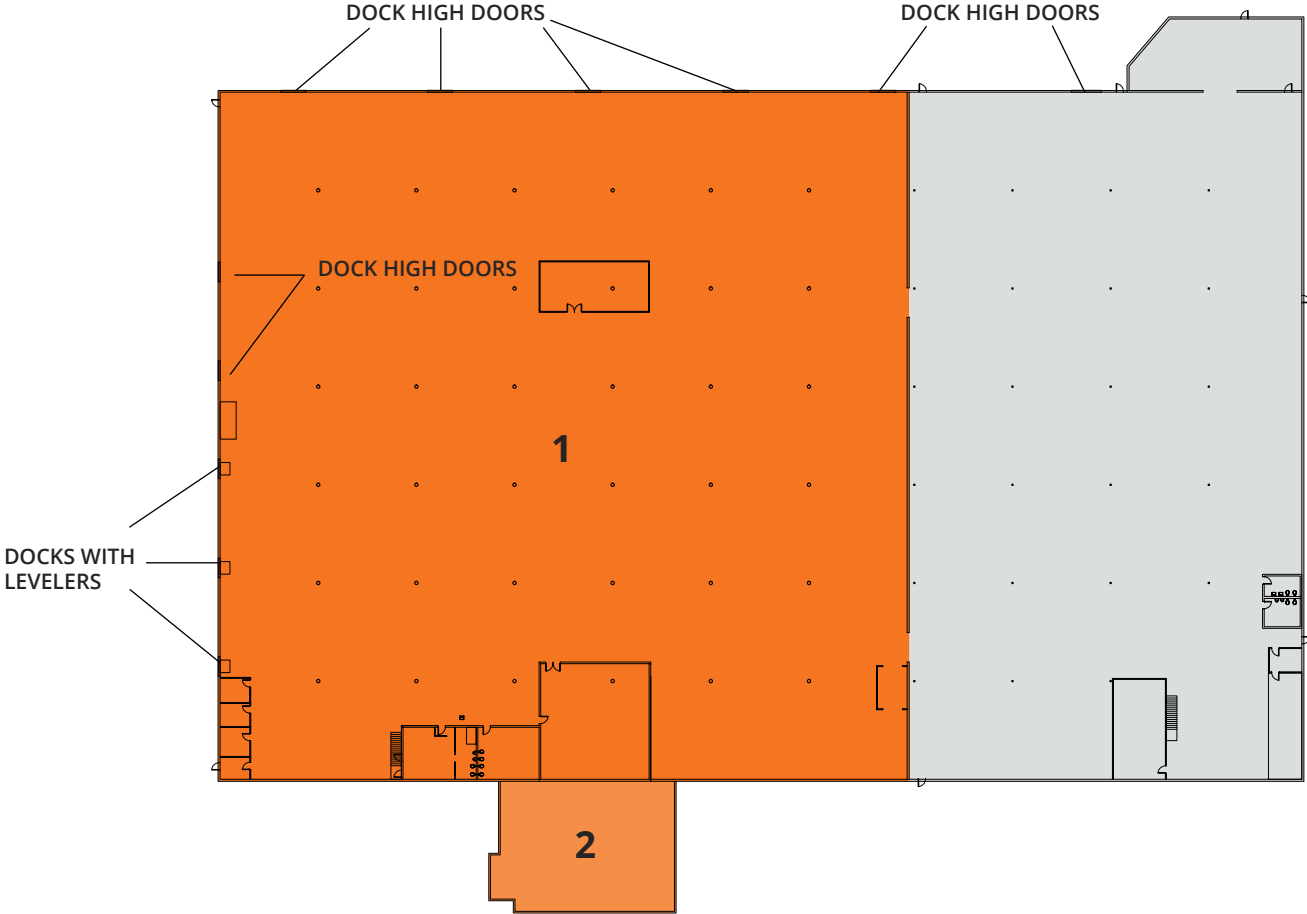
AVAILABLE SPACE	83,101 SF
OFFICE SPACE	3,929 SF
DOCK DOORS	10
CLEAR HEIGHT	16' - 25'
COLUMN WIDTH/DEPTH	40' x 40'
FLOORS	6" Reinforced Concrete
YEAR BUILT	1986
FIRE SUPPRESSION	100% Wet
LIGHTING	T5
PARKING	80 Surface Spaces Laydown Yard and Truck Lines Additional Gravel Parking Available
LAND AREA	14.42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



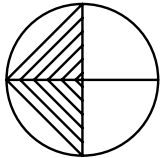
FLOOR PLAN

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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
TOTAL				10	3	83,101 SF



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

