

📍 HIGHLAND DR. & EASLEY LN. | JONESBORO, AR

UNDER CONSTRUCTION



± 45,000 SF NEW-CONSTRUCTION FLEX SPACE

FOR LEASE

HIGHLAND DR. 18

*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image. Renderings are preliminary and subject change.

📞 870.336.8000

✉️ JEFF@HAAGBROWN.COM
JEFF ARMSTRONG | INDUSTRIAL AGENT

✉️ ZAC@HAAGBROWN.COM
ZAC QUALLS | EXECUTIVE BROKER

🌐 HAAGBROWNINDUSTRIAL.COM

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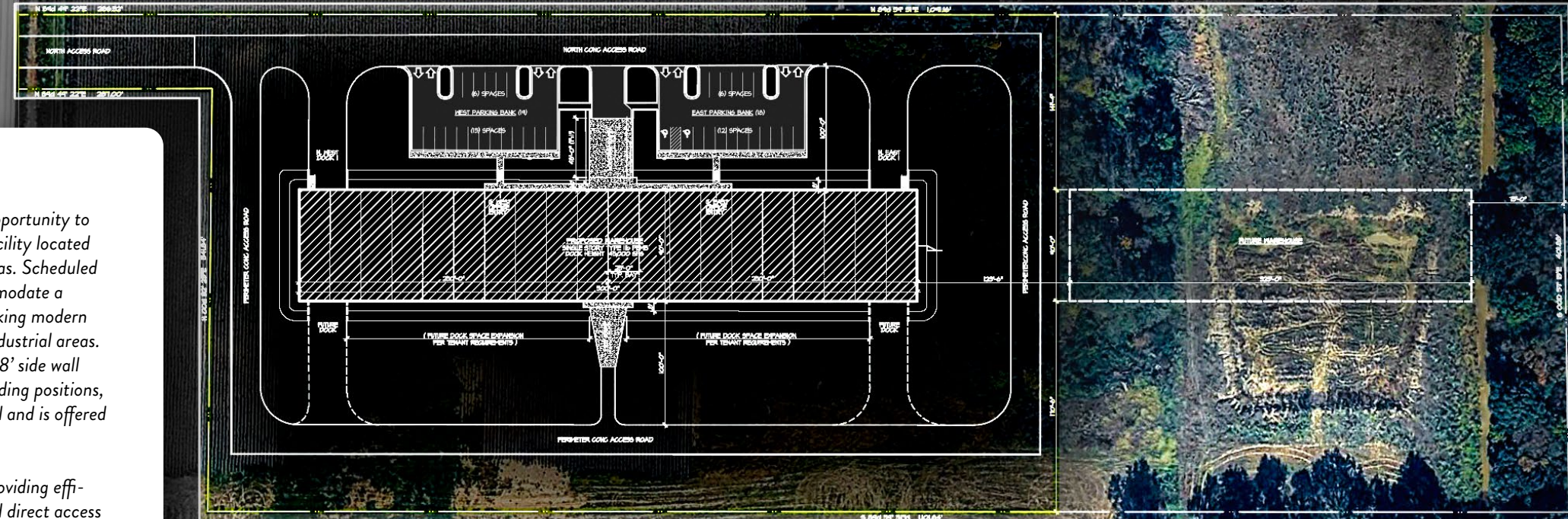
[CLICK TO VIEW ORIGINAL SITE PLAN](#)

PROPERTY OVERVIEW

Haag Brown Commercial's Industrial Division is offering the opportunity to lease a new construction 45,000 SF warehouse / flex space facility located on Easley Lane near East Highland Drive in Jonesboro, Arkansas. Scheduled for completion in early 2027, the project is designed to accommodate a variety of industrial, warehouse, distribution, and flex users seeking modern space within one of the Northeast Arkansas' fastest growing industrial areas. The facility will feature a 90' x 500' clear span steel building, 18' side wall heights, approximately 18' clear ceiling height, 4 dock-high loading positions, and 2 drive-in doors. The property is zoned I-2 Heavy Industrial and is offered at a lease rate of \$9.00 PSF annually.

The property is conveniently positioned near Interstate 555, providing efficient regional connectivity throughout Northeast Arkansas and direct access to Memphis, Tennessee, one of the country's largest logistics and distribution markets. The site also sits just east of the recently completed Eastern Bypass, which has continued to improve traffic flow and accessibility throughout Jonesboro's industrial sector. Jonesboro's location allows businesses to reach a large portion of major U.S. markets within a one-day drive while also benefiting from access to BNSF and Union Pacific rail service and multiple regional river ports within approximately 70 miles.

Surrounding development continues to drive growth throughout this industrial corridor, including a nearby activity around Jonesboro's Industrial Park. The property is positioned along Hwy 18 within one hour of the ever growing Steel Industry in Mississippi County reinforcing the area's importance as a growing industrial and logistics hub for the region.



HIGHLIGHTS

- New Construction 45,000 SF Divisible Warehouse / Flex Facility
- Located along Hwy 18 Jonesboro's Industrial Corridor
- Easy Access to Interstate 555 & the New Eastern Bypass
- 90' x 500' Clear Span Steel Building with 18' Side Wall Height
- 4 Dock-High Positions & 2 Drive-In Doors
- Easily Divisible with Office BTS Opportunities
- Delivering in Q2 2027

45,000 SF AVAILABLE | \$9.00/SF

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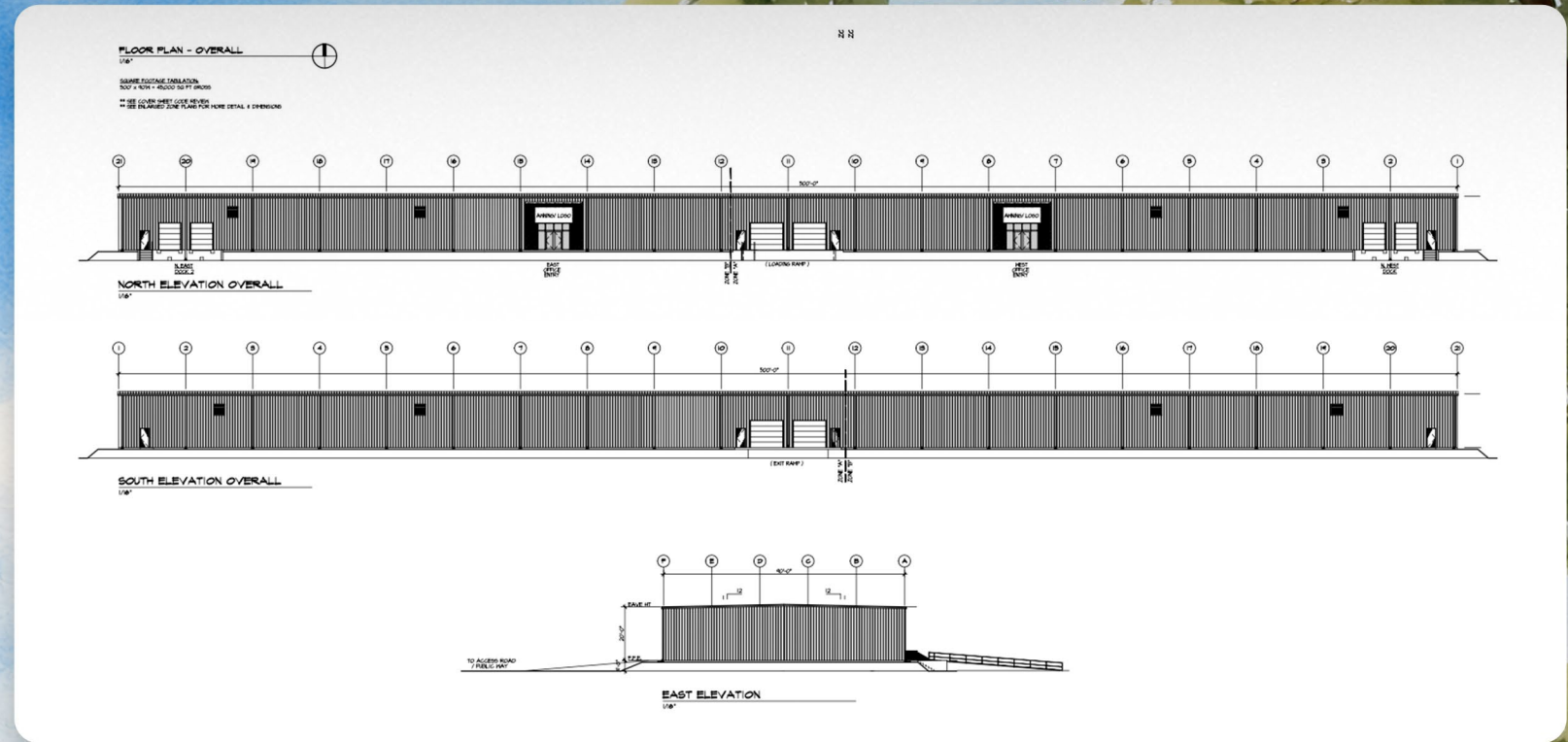
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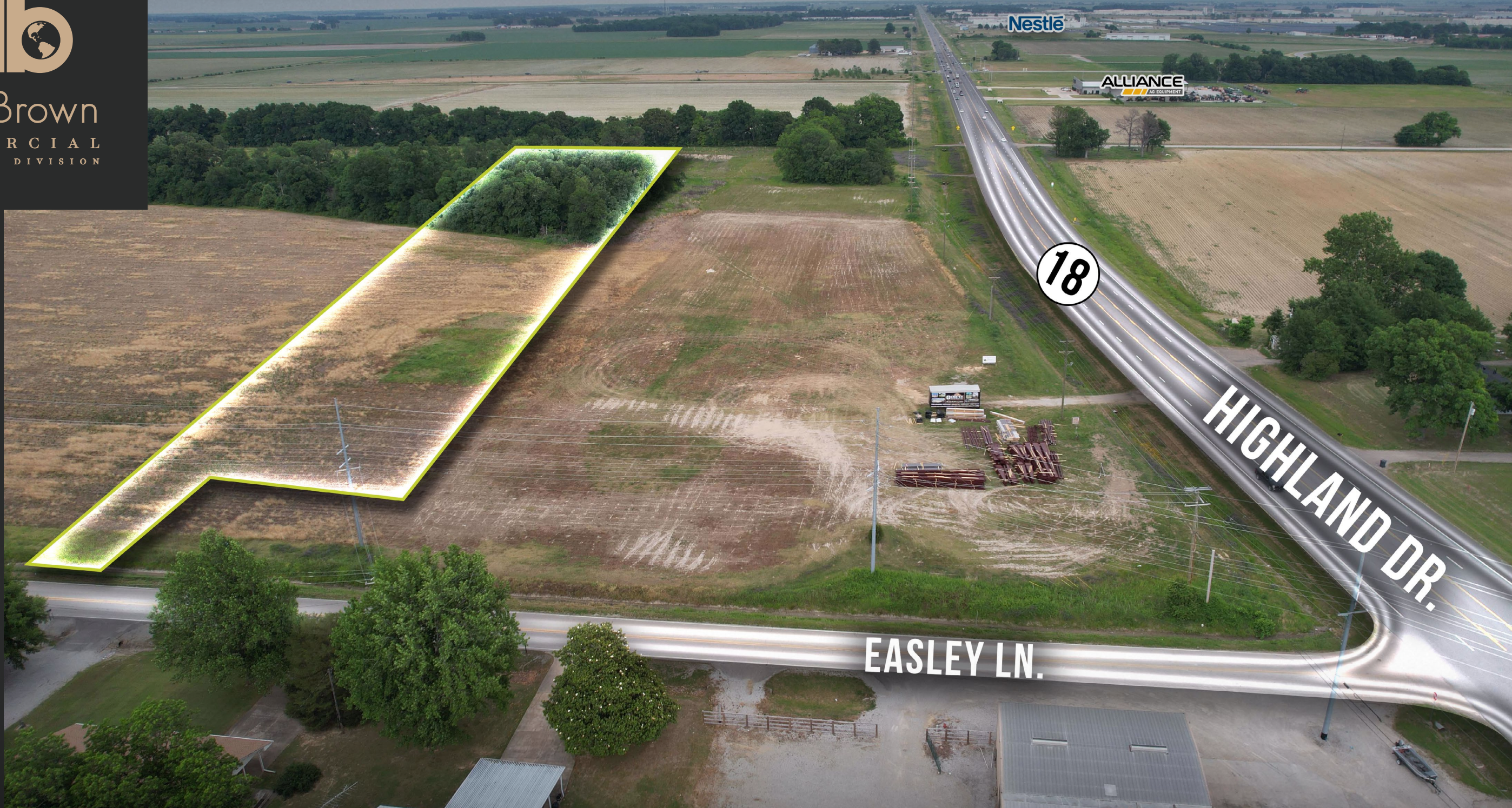
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Nestle

ALLIANCE
AG EQUIPMENT

18

EASLEY LN.

HIGHLAND DR.

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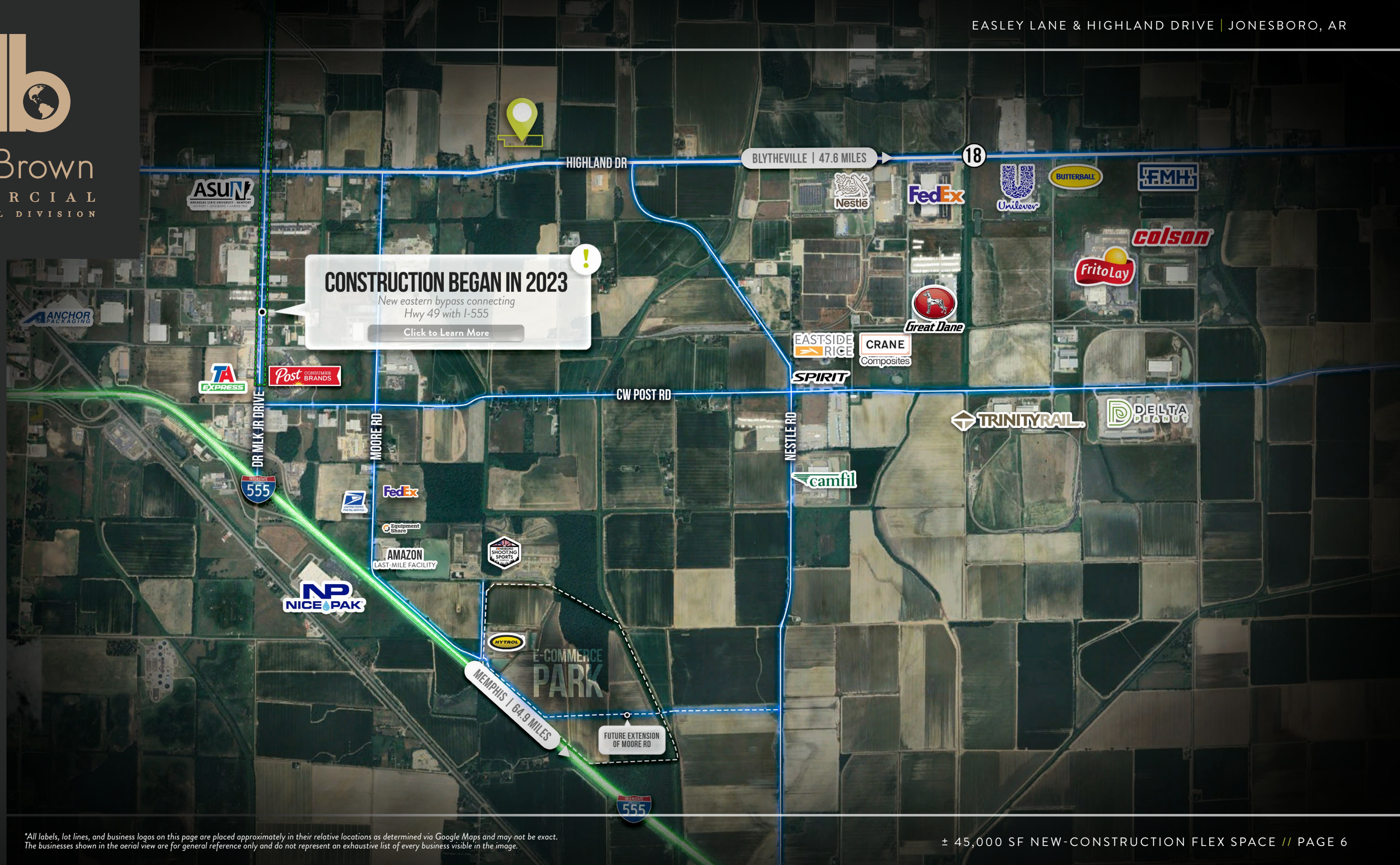
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CONSTRUCTION BEGAN IN 2023
New eastern bypass connecting
Hwy 49 with I-555
[Click to Learn More](#)

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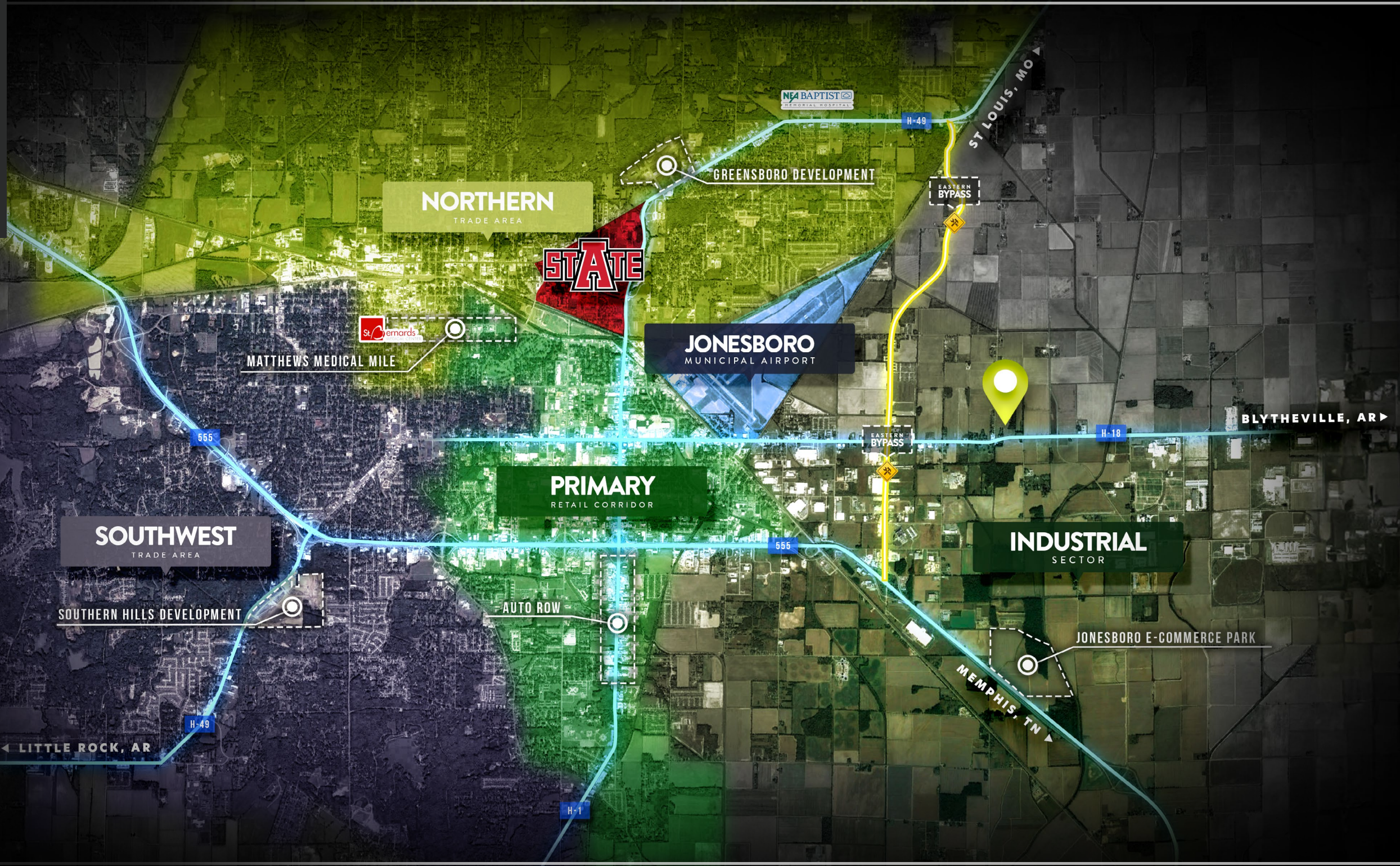
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Real Estate & Development

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007