

**FOR LEASE**

**INDUSTRIAL BUILDING**  
**1700 E QUARTER RD | SILOAM SPRINGS, AR**





# THE PROPERTY

1700 E QUARTER RD | SILOAM SPRINGS, AR

## PROPERTY FEATURES

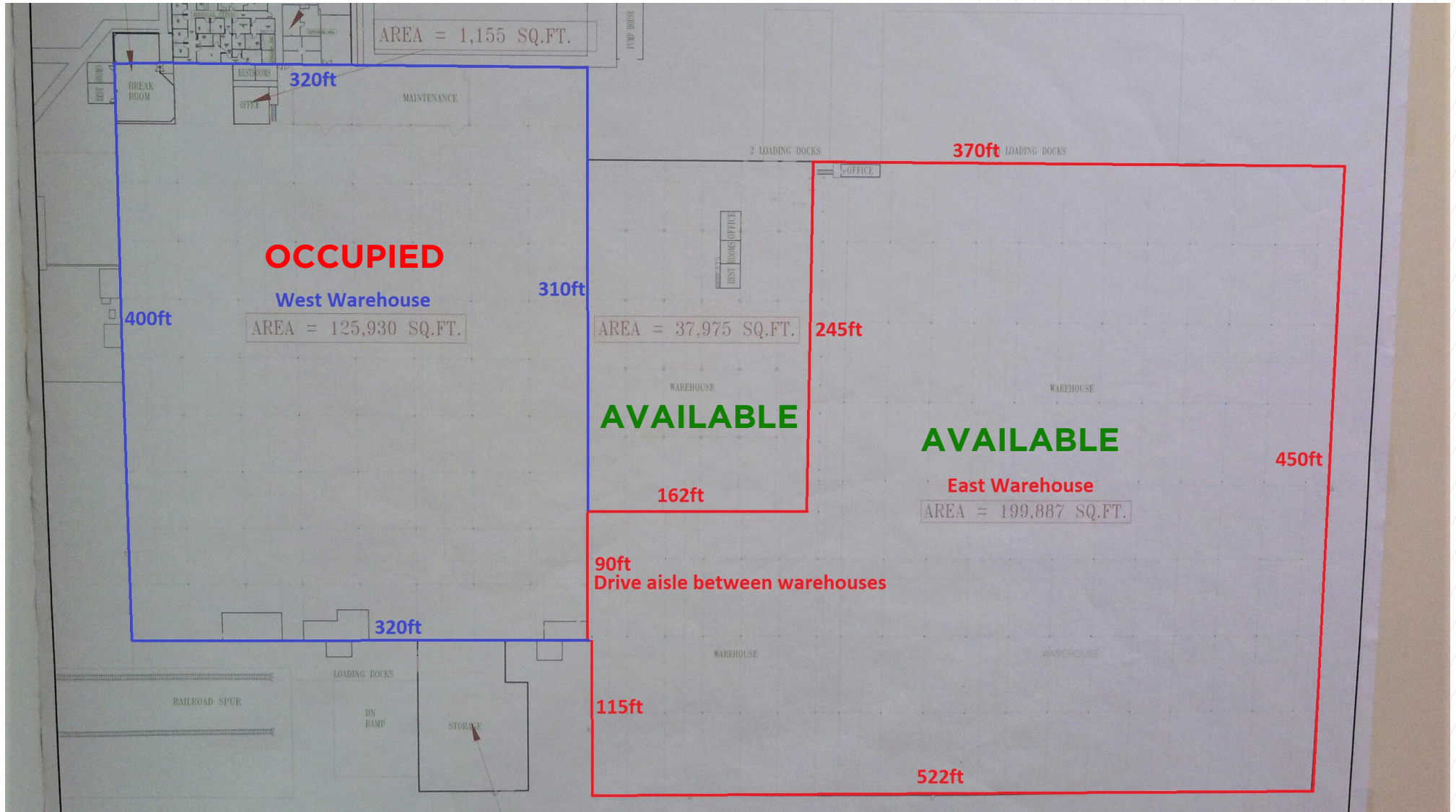
- 237,862 SF, option to sub-divide to 37,975 SF
- Highest and Best Use: Manufacturing and Distribution
- Industrial building located near intersection of US Highway 412 and S Lincoln Street in Siloam Springs
- Site is +/- 57 acres which includes approximately 22 ± undeveloped acres
- Large, paved truck court
- Center warehouse has gas heating
- Security fence around entire facility
- Ceiling heights:
  - East: 26-37' (199,887)
  - Middle: 21'-24' (37,925)
  - Maintenance: ~16'-18' (29,227)
- Dock Doors: 12 total dock doors





# FLOOR PLAN

1700 E QUARTER RD | SILOAM SPRINGS, AR





# EXTERIOR PHOTOS

1700 E QUARTER RD | SILOAM SPRINGS, AR





# INTERIOR PHOTOS

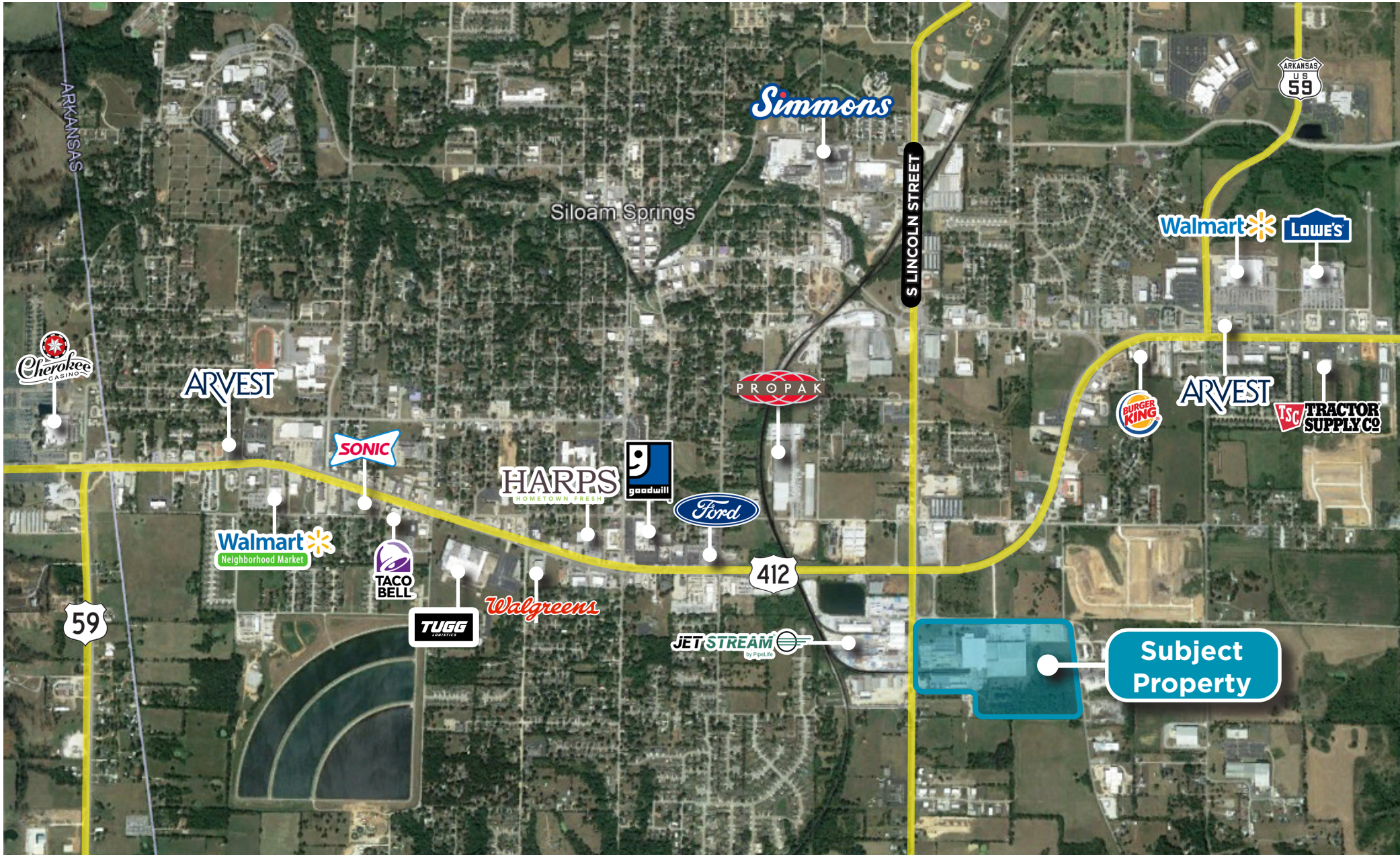
1700 E QUARTER RD | SILOAM SPRINGS, AR





# AERIAL

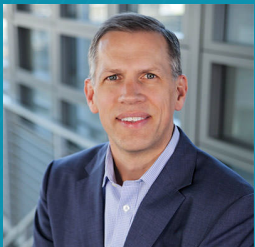
1700 E QUARTER RD | SILOAM SPRINGS, AR







**FOR MORE INFORMATION, CONTACT:**



**TED DICKEY**

501.291.1161

[ted.dickey@lighthouseassetadvisors.com](mailto:ted.dickey@lighthouseassetadvisors.com)

**LIGHTHOUSE ASSET ADVISORS DISCLOSURE**

Lighthouse Asset Advisors has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Lighthouse Asset Advisors and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.

