

**\$1,000,000
PRICE REDUCTION**

for
SALE

SPACIOUS OFFICE|WAREHOUSE

EXCLUSIVELY LISTED BY:

Landon Wilson Realtor®
870.514.5578 | landon.wilson@hthreg.com
Clark Irwin CCIM, SIOR
501.951.9113 | clark.irwin@colliers.com

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HalseyThrasherHarpole.com 870.972.9191

OPPORTUNITY OVERVIEW

LAND: 25+/- acres

CELL TOWER: 4.2+/- acres

BUILDING: 6.9+/- acres

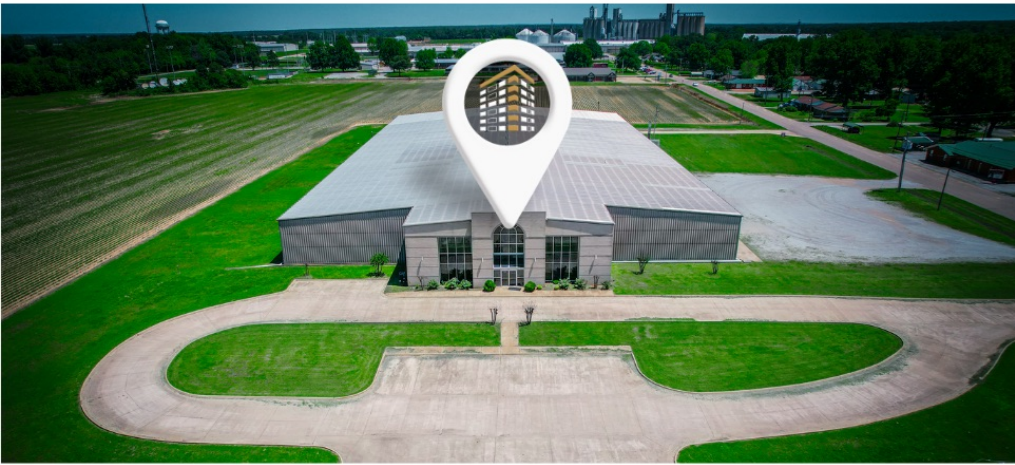
INVESTMENT HIGHLIGHTS

- Three Seperate Investment Opportunities
- Located Near Major Transportation
- Close Proximity to Many Businesses
- Ample Space | 36+/- acres altogether

ZONING DESCRIPTION

C-2 | General Commercial: This district is intended to serve the retail, office, and business needs of the community by providing for the compatible and convenient location of commercial establishments. The uses of this district are intended to serve both the needs of local residents and that of through highway traffic.





EXECUTIVE SUMMARY - BUILDING

Located at 810 N Missouri Ave, this building is a substantial industrial facility encompassing approximately 77,830 sqft. The original building, built in 1990, consisted of 2 stories encompassing 64,760 sqft. The remainder was built in 2004 to expand the warehouse capacity. The property is strategically designed to support a combination of office and warehouse functions, catering to a diverse range of commercial needs.

The property benefits from proximity to major highways and other businesses, ensuring efficient logistics and a readily available workforce, features well-equipped office spaces and a robust warehouse with high ceilings and multiple loading docks, making it suitable for diverse industrial and commercial activities, and it is suitable for light to medium manufacturing, distribution centers, or large-scale storage. It also accommodates for mixed-use businesses requiring space for administration and operations.

The property at 810 N Missouri Ave represents an opportunity for investors or businesses looking for a substantial, versatile commercial space in Corning, AR. Its large footprint, consisting of both office and warehouse facilities, offers considerable potential for business growth and operational efficiency making it a valuable asset for businesses and investors seeking a robust commercial property.

KEY FEATURES

Year Built:	1990
Addition Built:	2004
Max Ceiling Height:	28 ft
Clear Height:	20 ft
Total Loading Doors:	5
Drive-In:	1
Dock High:	4

PROPERTY FACTS

BUILDING: 77,830+/- sqft

LOT: 6.87+/- acres

PRICE: ~~\$4,200,000.00~~ **NOW \$3,200,000!**

PROPERTY HIGHLIGHTS

- Commercial Warehouse With Office Space
- Located near major transportation
- Office: 30,350+/- sf | ready with admin areas, conference rooms, & other amenities for business operations
- Warehouse: 47,480+/- sf | spacious | designed for storage, distribution, or manufacturing | features high ceilings, robust flooring, & adequate loading docks

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**MISSOURI
ARKANSAS**



810 N Missouri Ave
Corning, AR 72422

• Corning

FUTURE I-57

• Pocahontas

• Imboden

• Walnut Ridge

• Paragould



SOLD



SOLD



BOBCAT LN

N MISSOURI AVE



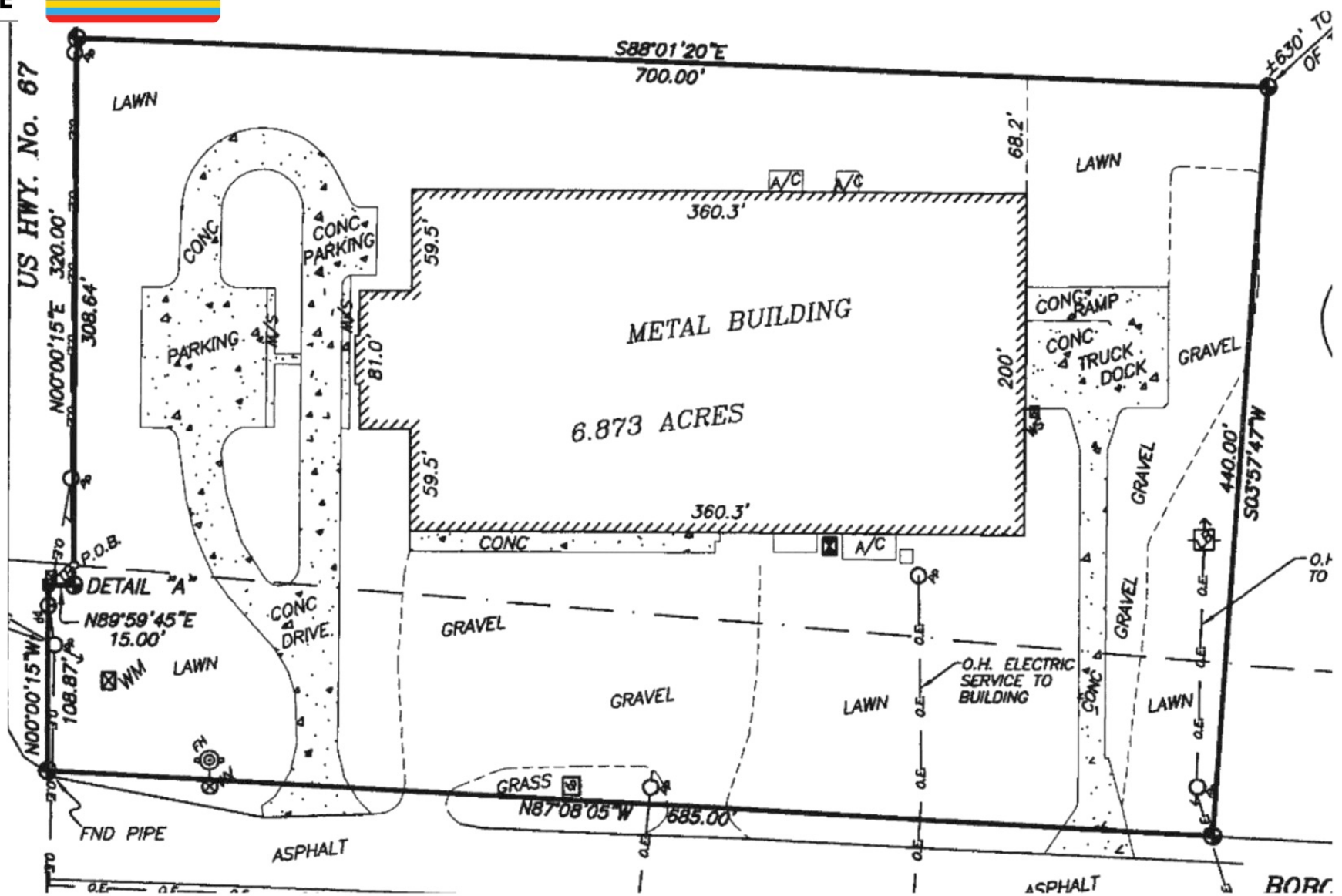


BOBCAT LN

MISSOURI AVE

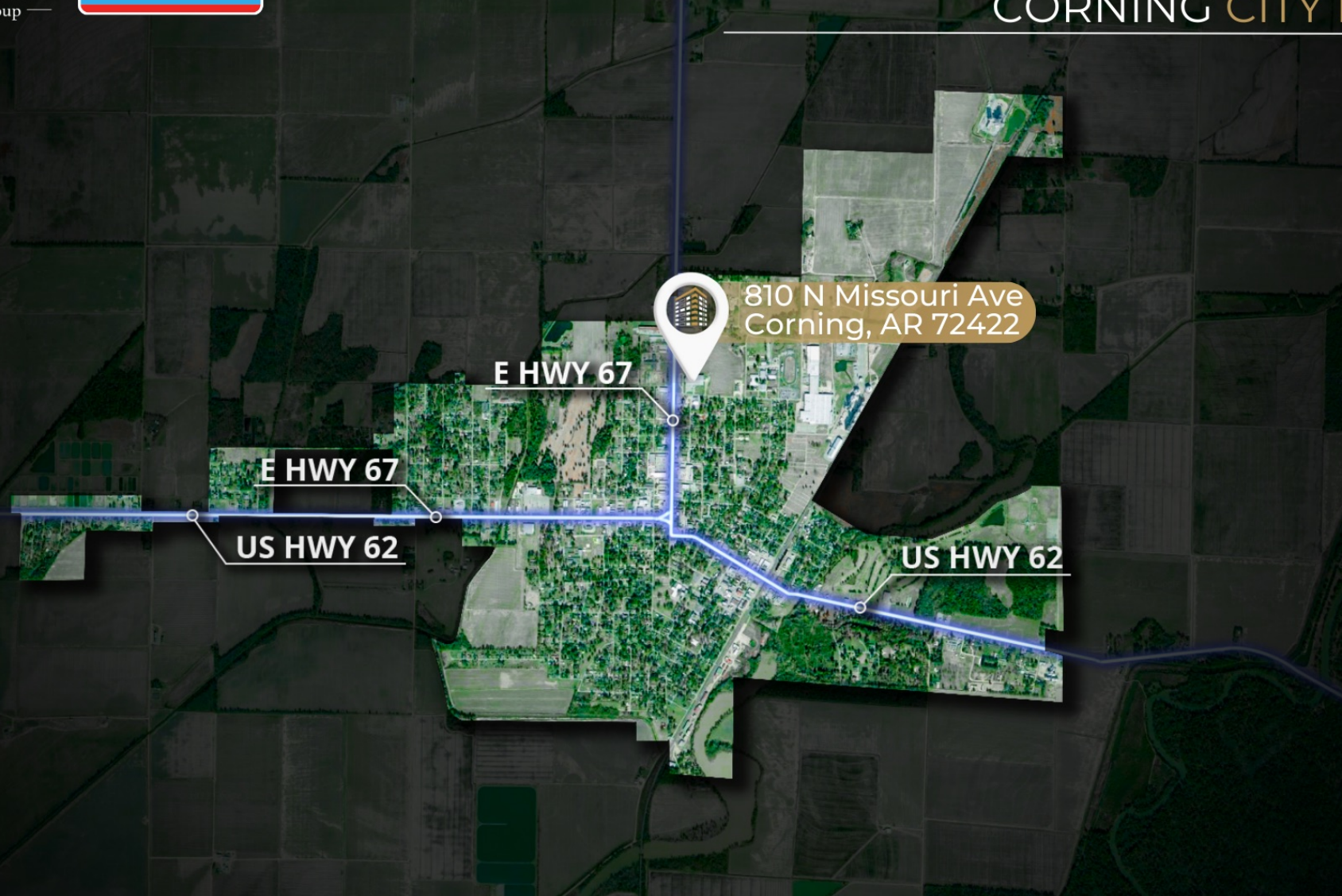
SOLD

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810 N Missouri Ave
Corning, AR 72422

E HWY 67

E HWY 67

US HWY 62

US HWY 62

