



FOR LEASE OR SALE | **299,885 SF**
1 POULAN DRIVE | **NASHVILLE, AR**

MICHAEL JENSEN | 414-260-0577 | MJENSEN@PHOENIXINVESTORS.COM
ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PROPERTY HIGHLIGHTS



**6,600-SF CAFETERIA/
KITCHEN AREA**



**FENCED LOT WITH
GATED ACCESS**



**GREAT ACCESS TO STATE
HWY 27 WITH CONNECTIVITY
TO I-30**



16 DOCK DOORS



**OUTDOOR COVERED
STORAGE**



PROPERTY DETAILS

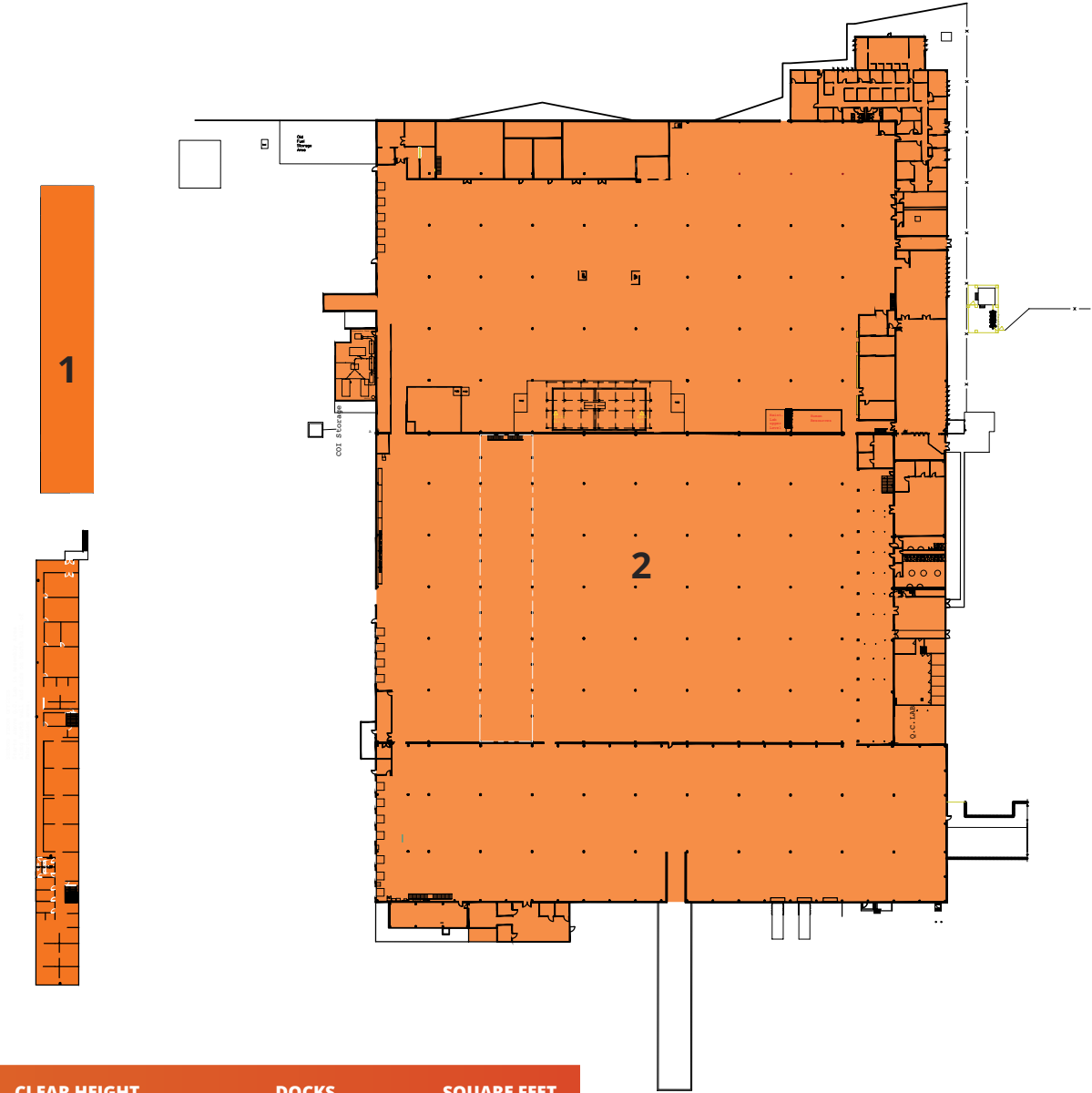
1 POULAN DRIVE | NASHVILLE, AR

AVAILABLE SPACE	299,885 SF
WAREHOUSE SPACE	279,300 SF
MEZZANINE SPACE	20,585 SF
DOCK DOORS	16
GRADE-LEVEL DRIVE-IN DOORS	2
CLEAR HEIGHT	18' 8" - 36' 8"
COLUMN SPACING	40' x 40'
YEAR BUILT	1976
POWER	6K, 4K, & 2K Amp Service 3-Phase 480Y 277 V
PARKING	95 Auto 17 Trailer
LAND AREA	76.61 Acres
ZONING	Industrial
PARCEL ID	750-00435-0001



FLOOR PLAN

1 POULAN DRIVE | NASHVILLE, AR

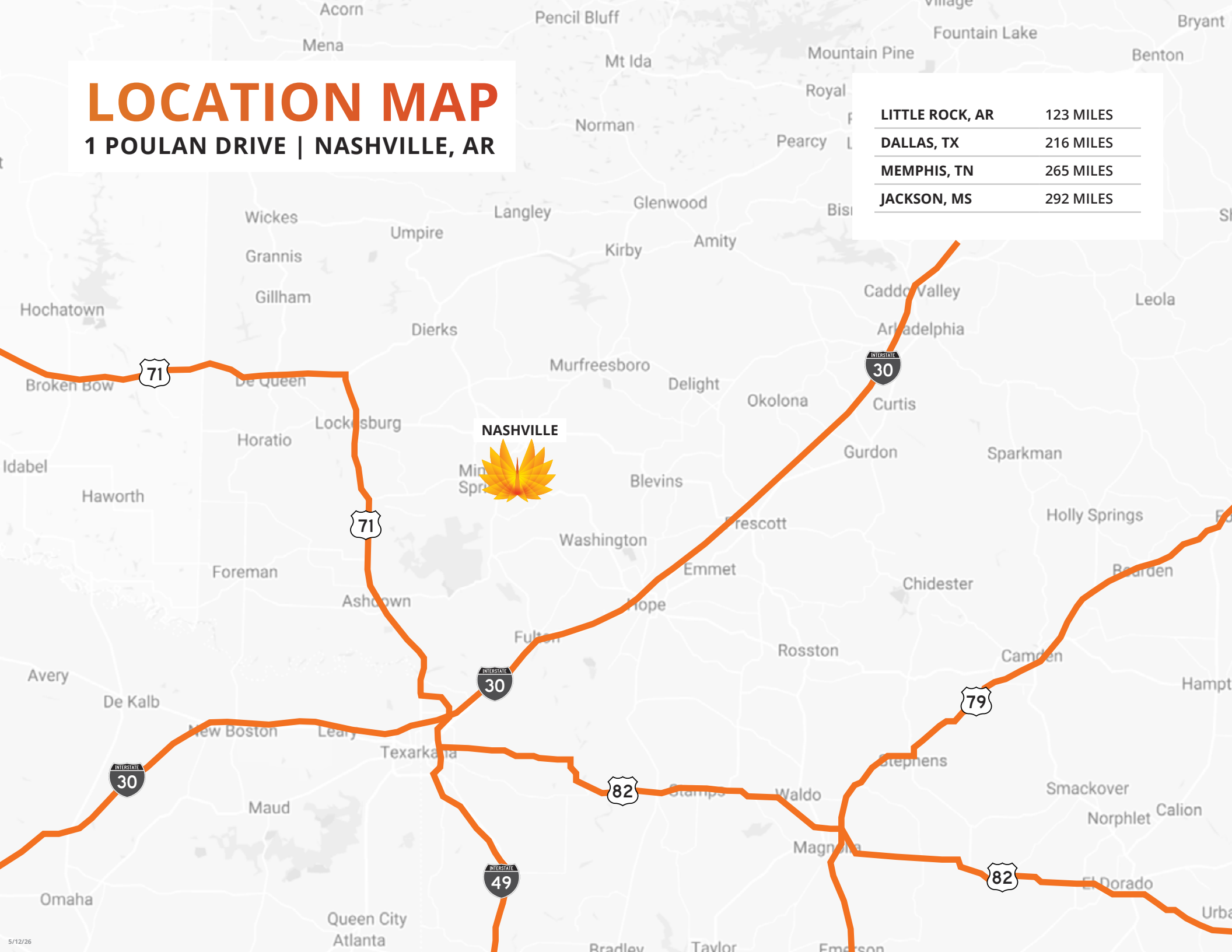


NUMBER	SPACE DESIGNATION	COLUMN SPACE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	MEZZANINE	N/A	DROP	N/A	20,585 SF
2	WAREHOUSE	40' x 40'	18' 8" - 36' 8"	16	279,300 SF
TOTAL					299,885 SF

LOCATION MAP

1 POULAN DRIVE | NASHVILLE, AR

LITTLE ROCK, AR	123 MILES
DALLAS, TX	216 MILES
MEMPHIS, TN	265 MILES
JACKSON, MS	292 MILES



NASHVILLE

