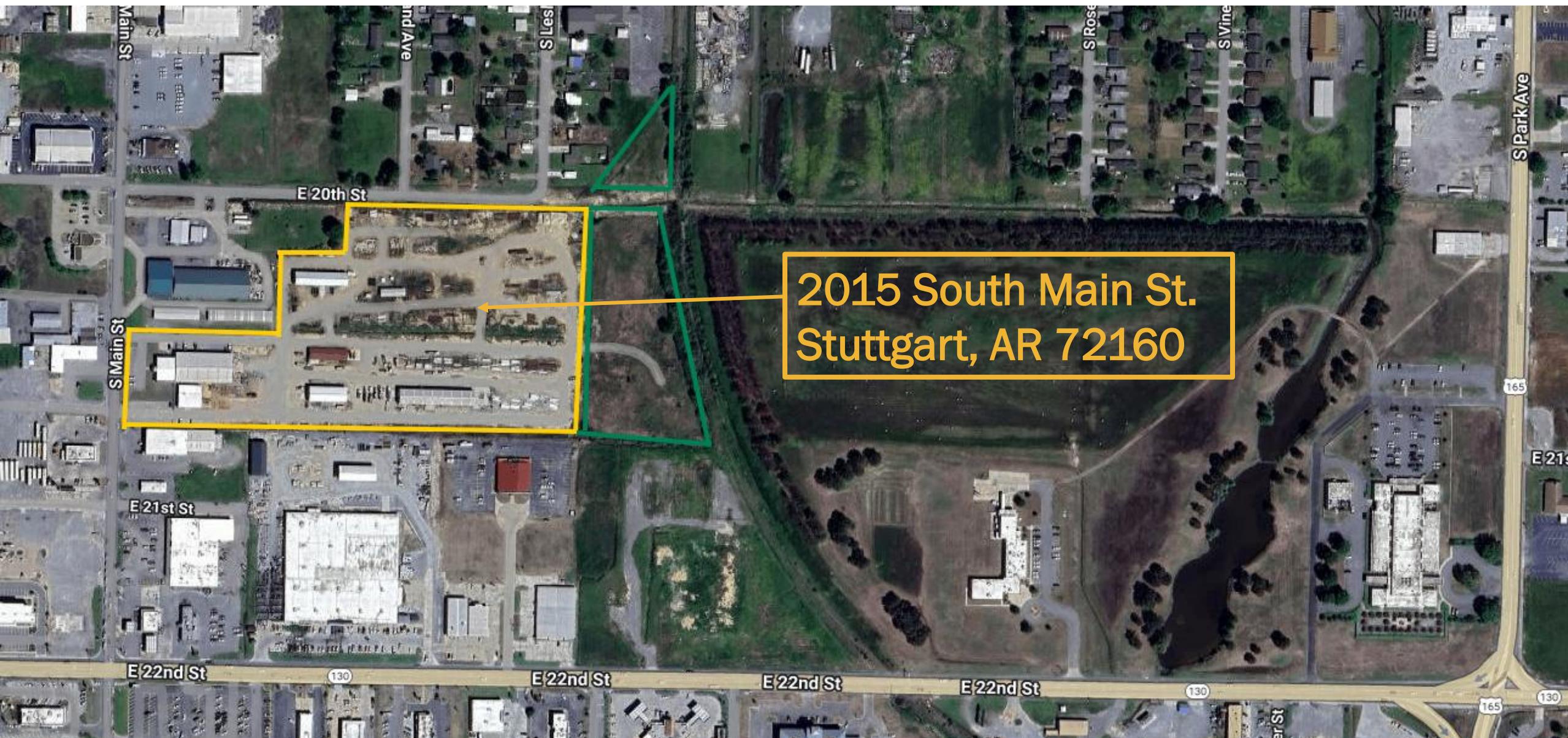


For Sale \pm 39,848 Building SF/ \pm 12.77 Acres Industrial and \pm 5.4 Acres Residential Land



PROPERTY HIGHLIGHTS, INDUSTRIAL PARCEL

Light Industrial Parcel contains 7 buildings, 12.77 Acres of Land

1. **Main Building:** 15,128 SF, 11,195 SF Warehouse & 3,933 SF Office
2. **Shop:** 3,600 SF Warehouse
3. **Storage:** 4,760 SF Warehouse
4. **Pump Storage:** 8,000 SF Warehouse
5. **Mechanic Shop:** 4,000 SF Warehouse
6. **Welding Shop:** 3,060 SF Warehouse
7. **Shed:** 1,300 SF Warehouse

Address: 2015 South Main Street, Stuttgart, AR 72160

Parcel APN: 074-00158-000

Arkansas County

Excellent Owner/User or Multiple Tenant Investment
Property



PROPERTY HIGHLIGHTS, RESIDENTIAL PARCELS

Residential Parcel # 1

Raw Land, ~3.5 Acres

Parcel APN: 074-00169-000

Arkansas County

Raw, vacant land directly east of the Industrial Parcel



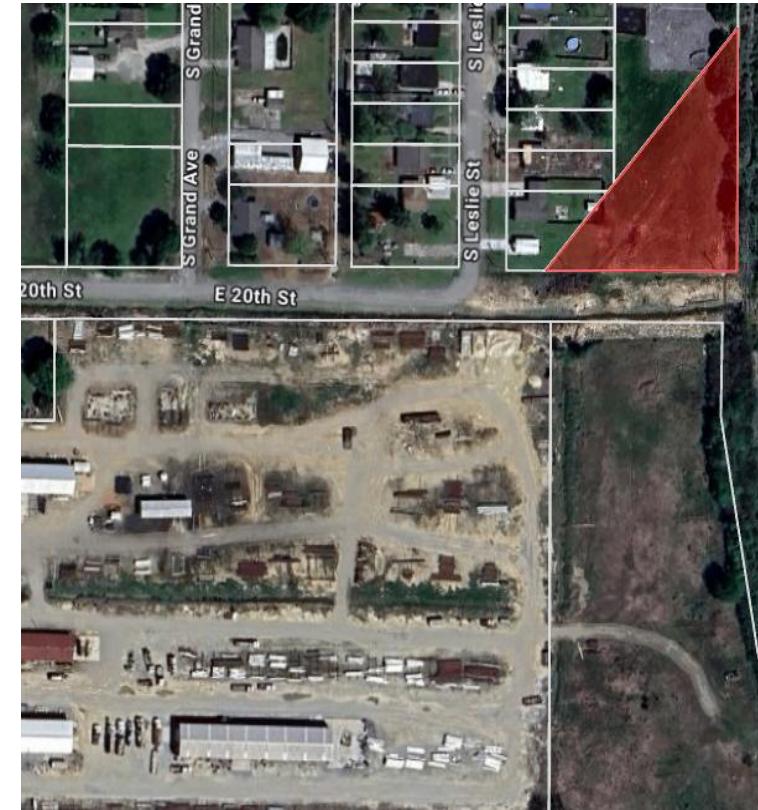
Residential Parcel # 2

Raw Land, ~ 1.94 Acres

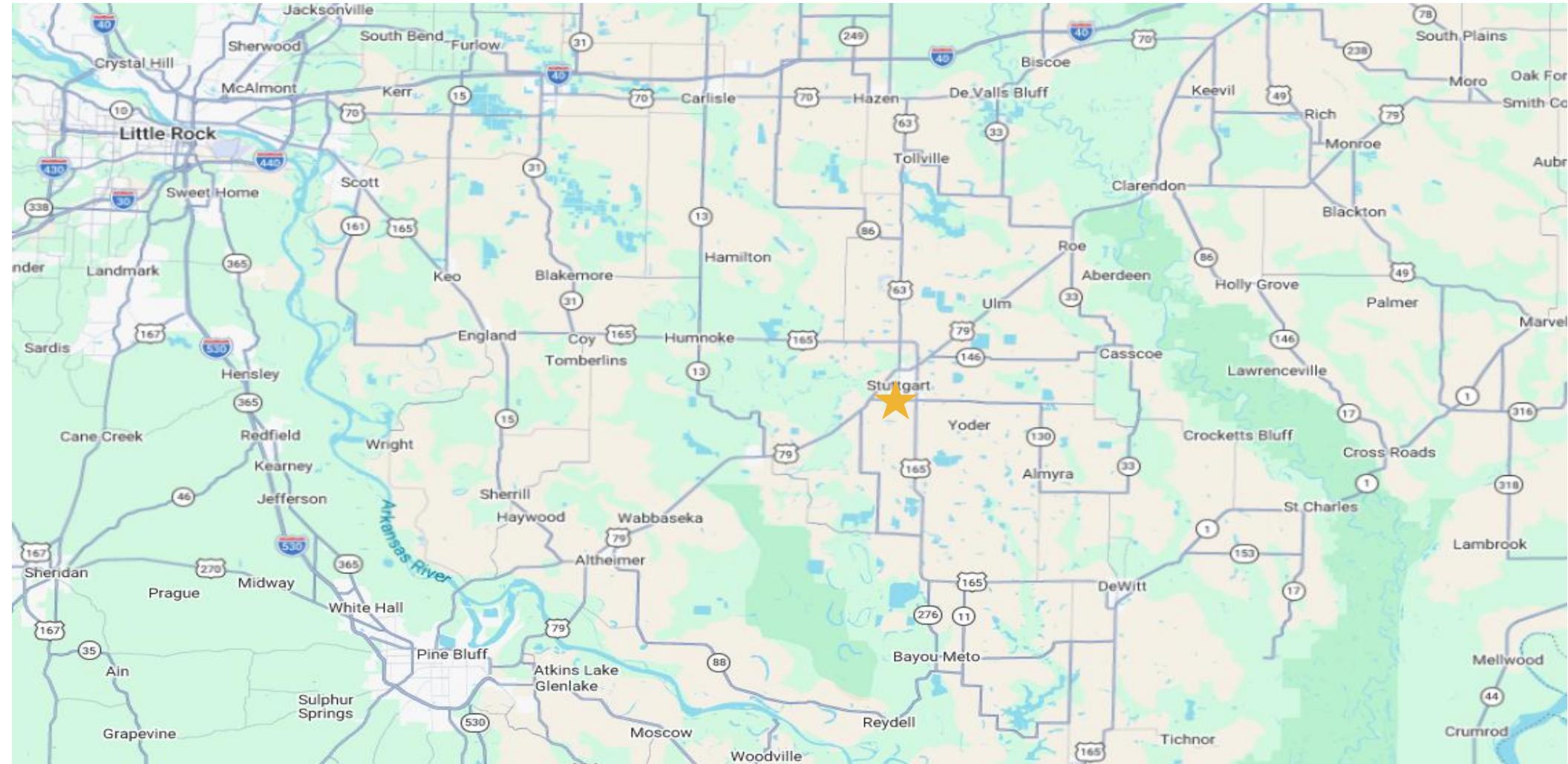
Parcel APN: 074-02804-000

Arkansas County

Raw, vacant land directly north of Residential Parcel #1



Regional Location – 2015 South Main Street, Stuttgart, AR 72160



Disclaimer

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