



# Available For Lease

220,000 SF for Lease

JACKSONVILLE, ARKANSAS

**For Additional Information:**

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# Jacksonville, Arkansas

## Property Overview



Address:	1100 North Redmond Road Jacksonville, Arkansas 72076-3625
Building Size:	Number of Sections: three (3) total: #1 220,000 SF (Available Space) #2 170,000 SF #3 50,000 SF
Year Built:	1993. Renovated 2025
Construction:	Floors: 7" slab Wall: Metal Roof: Insulated metal. Replaced in 2005. Replaced major part of roof in 2024. Replaced all LED light in 2024
Acreage:	39.81 Acres Primary Site 19.25 Acres Surplus Land
Clear Height:	220,000 SF section. 22 ft- 28 ft clear (Available Space)  170,000 SF Section—Building 2-22 ft clear to 28 ft clear  50,000 SF Section—Building 3 -22 ft clear to 28 ft clear
Column Spacing:	55' x 25'
Truck Loading:	Twenty-five (25) 8' x 10' dock doors with levelers One (1) 9' x 12' drive-in door
Zoning:	M-2; Heavy Industrial
Lighting:	T5 LED tube light, motion sensor controlled
Power:	Entergy LLC. Pls see attached power per building. Available power and switch total 8000 amps
Sprinkler System:	ESFR
Natural Gas:	Summit Utilities. 6-inch gas pipe
Water:	Jacksonville Water Works. 2 Million gallons per day
Sewer:	Jacksonville Waste Water Utility. 1.6 million gallons per day, discharge pipe is 10-inch
Heat:	Gas heater is located on the columns

# Jacksonville, Arkansas

## Property Overview



Parking:	100,000 SF parking lot, can accommodate over 70 parking trailers	
	35 employee parking spaces next to Building 1	
Transportation:	Located adjacent to Highway 67, providing access to I-40, I-30, I-530, and the Little Rock Airport 15 mins to Little Rock Airport, 1.3 miles to 6 lane Interstate highway 57. 6 miles to 6 lane Interstate Highway 40	
	130 Miles from Memphis /Memphis International Airport & FedEx main hub	
Operating Expenses:	Estimated Tax/SF/Year	\$0.66
	Estimated Insurance/SF/Year	\$0.22
Miscellaneous:	4 offices, plus employee breakroom, shipping and receiving room, 2 male and 2 female bathrooms, total 3000 sf	







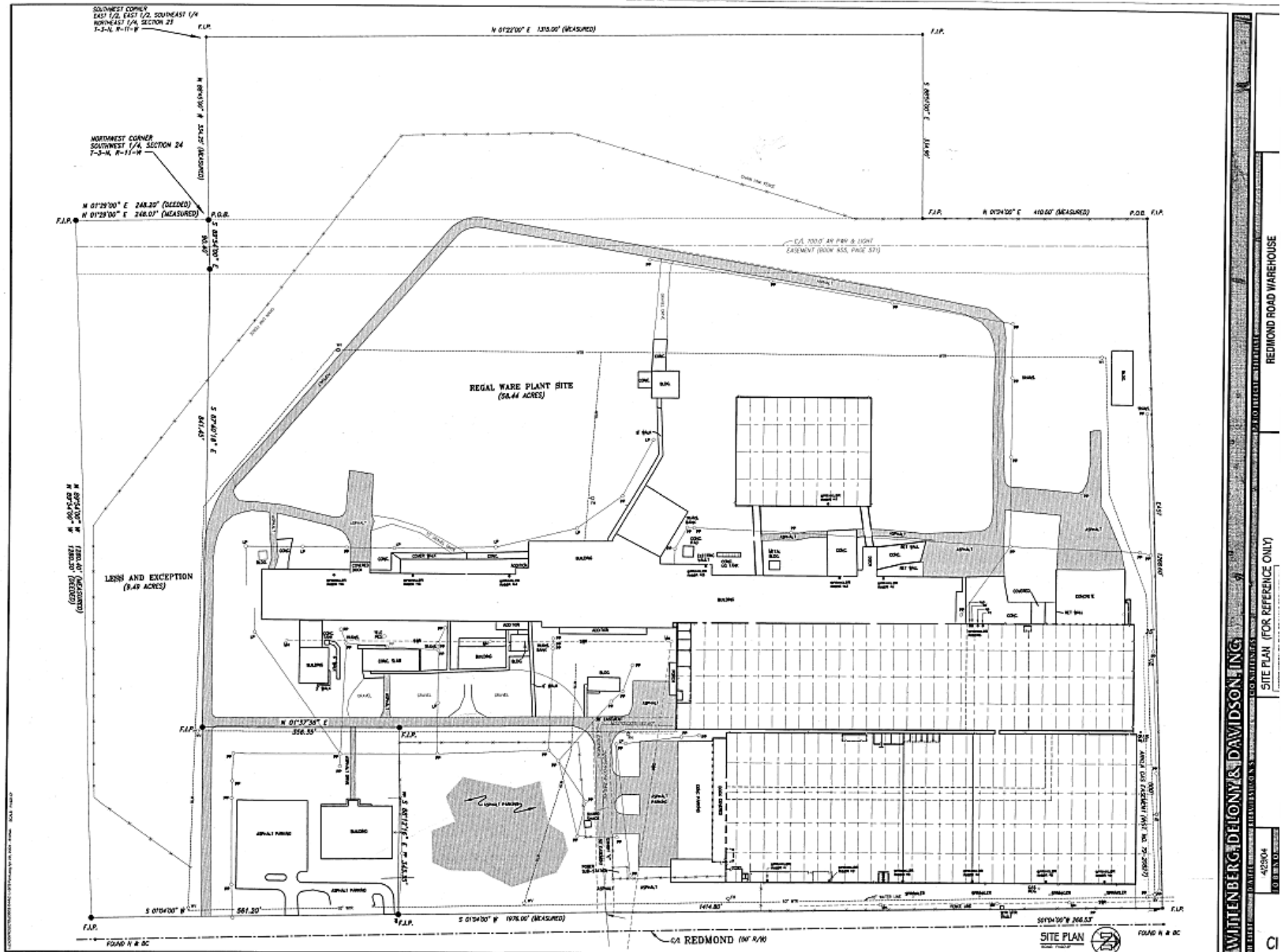




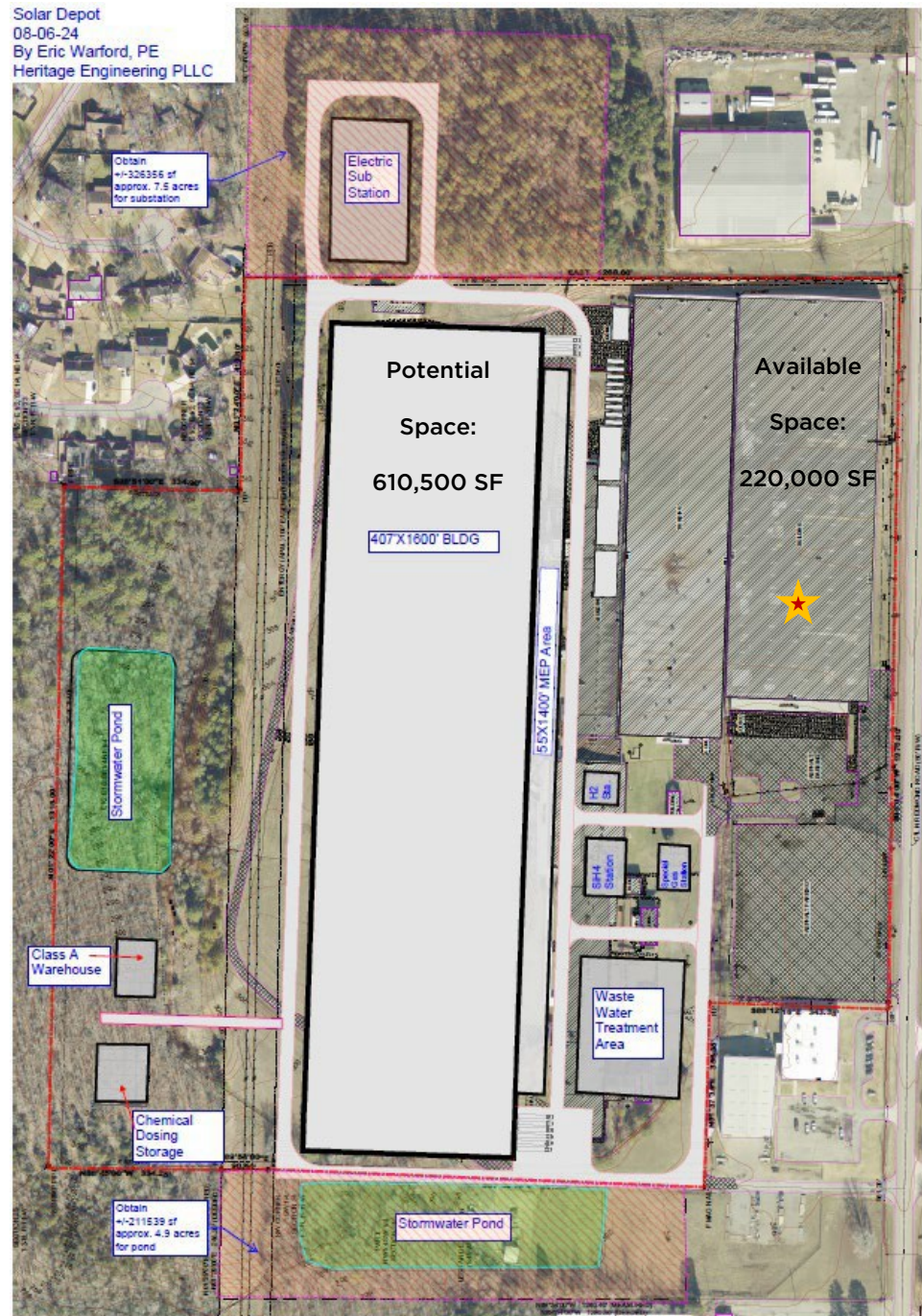
# Aerial Photo



# Site Plan







# Jacksonville, AR

## Potential Space: 610,500 SF

### (Building Layout)



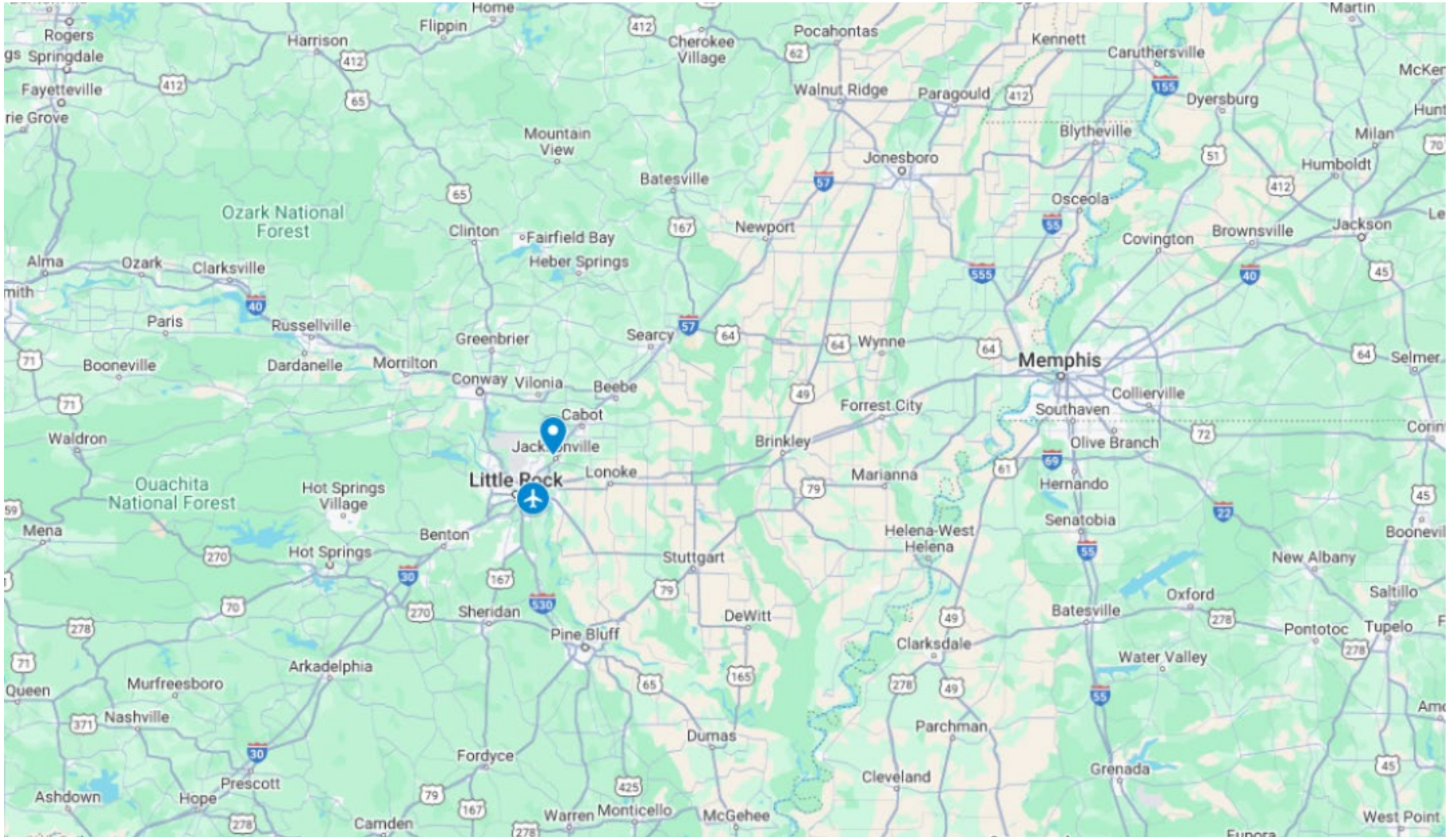
# Power In Each Building

North



480/277

# Regional Map





# Contact

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