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JEFF ARMSTRONG | INDUSTRIAL AGENT

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JOSHUA BROWN | EXECUTIVE BROKER



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#### PROPERTY OVERVIEW

HB Industrial is thrilled to present recently completed 80,000 SF Distribution Center. Built as the initial project at Steel Creek, this facility is being made available to accommodate the need for distribution space in Northeast Arkansas. This new facility is conveniently located just off 1-555 in Trumann, AR. The building sits on 8 acres and is positioned to be expanded to 180,000 SF. The newconstruction center was completed in Q1 2025 and is now move-in ready.

BUILDING SIZE: 80,000 SF
\*FACILITY CAN EXPAND TO AN ADDITIONAL 100,000 SF

SALE/LEASE PRICE: CONTACT AGENT FOR MORE INFO

JEFF ARMSTRONG | INDUSTRIAL AGENT jeff@haagbrown.com 🖾

870.336.8000 📞







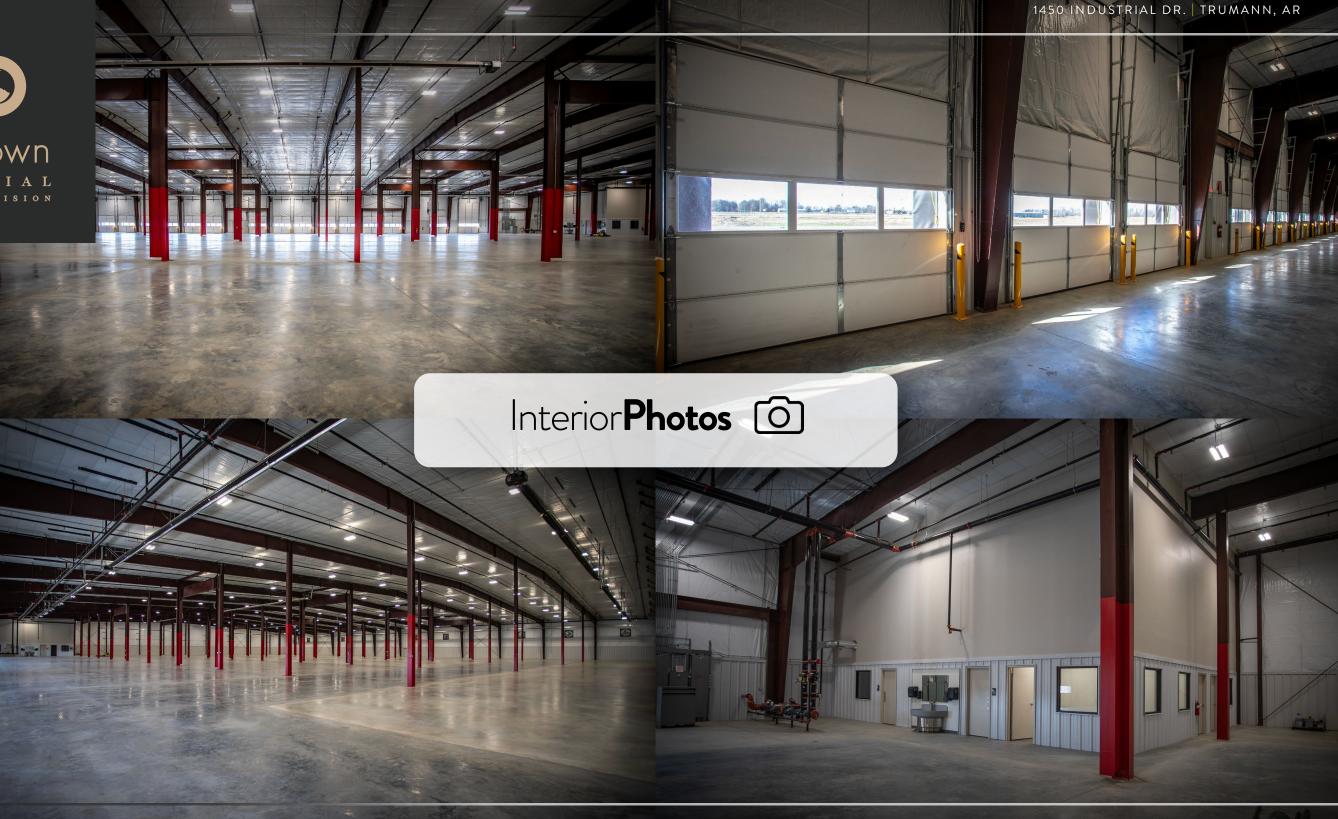
### **PROPERTY HIGHLIGHTS**

- 80,000 SF New Construction
- Move-In Ready
- 2,400 SF Office Space
- Expandable to 180,000 SF
- 24' x 50' Bay Spacing
- 14 Dock Positions 10' x 10'
- 1 Drive Through 18' x 12'
- 480v 600 Amp Electric
- **ESFR Fire Suppression**
- 25' Clear Height
- LED Lighting
- Natural Gas Heat

6" Reinforced Concrete Foundation







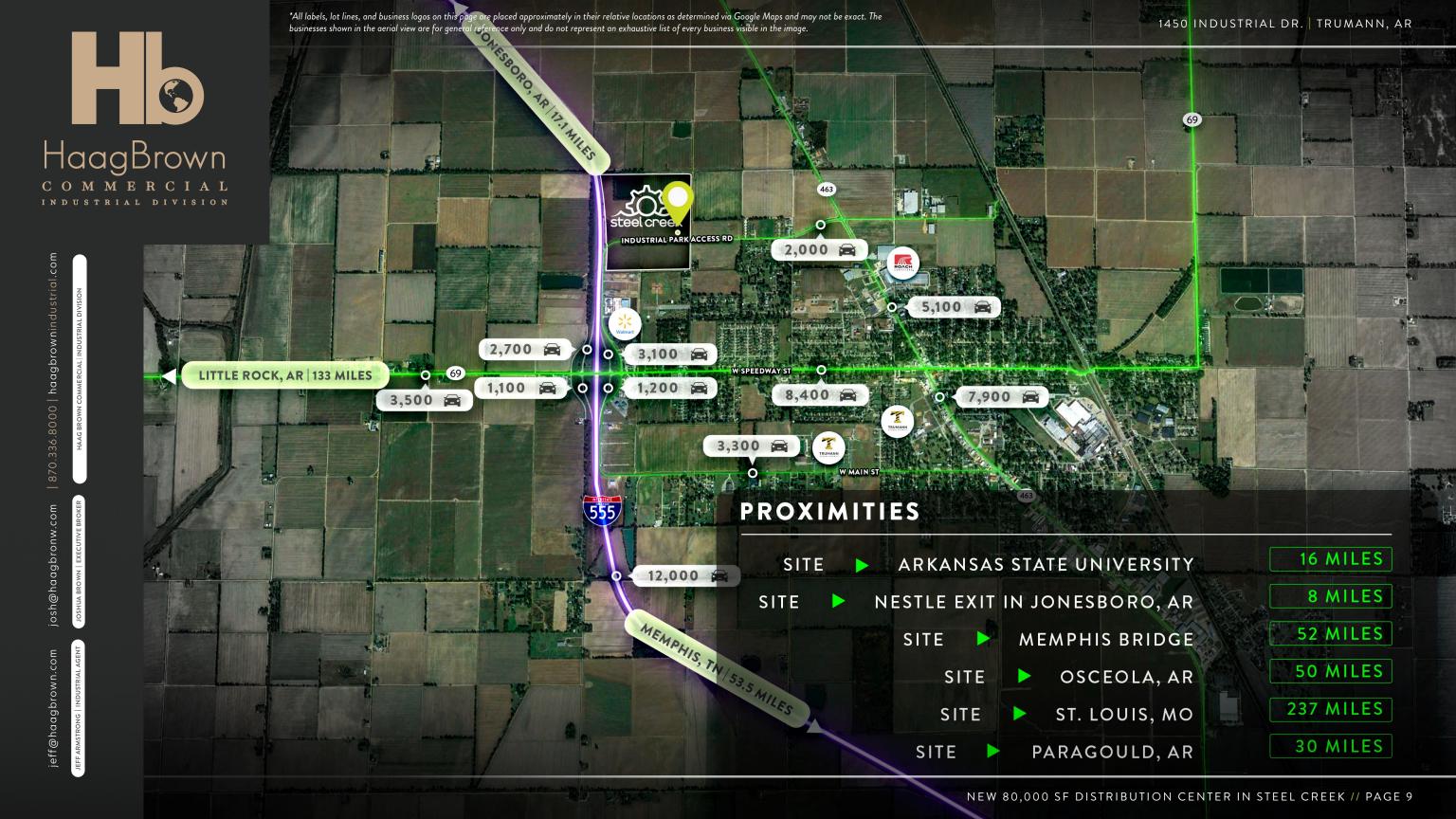
HaagBrown commercial

Interior Photos ( )













for loss and damages arising there from.

"Our mission at Haag Brown Industrial is to be the best industrial real estate brokerage company while leading our clients to success. Our mission is to put our client's needs ahead of our own while striving to excel in quality, innovation, and value of services we provide."

Haag Brown Industrial is the region's authority on listing & selling industrial land, warehousing & logistics facilities in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to provide real estate solutions for e-commerce. Information to make the most informed decision is of upmost value to our clients. We have the character, experience & education needed to be the best industrial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV. JONESBORO, AR

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### **JEFFARMSTRONG**

Industrial & Logistics Brokerage



jeff@haagbrown.com

870.336.8000

Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

#### INDUSTRIALROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

#### ACHIEVEMENTS

United States Air Force: 1991 - 1997

Director of Operations at Armor Seed: 2005 - 2017

Agriculture Business - Arkansas State University: Bachelor's 1998

# JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the "I am third" principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

#### AWARDS **&ACHIEVEMENTS**

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals

J O S H @ H A A G B R O W N . C O M 8 7 0 . 3 3 6 . 8 0 0 0 H A A G B R O W N . C O M



#### CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney Featuring Joshua Brown



#### HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall:: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover:: 8+ AC Retail Development along I-540 in Fort Smith, AR

investment real estate across Arkansas.

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR



### HAAG BROWN **ASSET MANAGEMENT**Dedicated to advising and representing buyers and sellers of

2400 Building :: 5-Story Office Building & Home of Regions
Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

> Ritter Communications Headquaters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center:: 63,000 SF former Kroger Center in Little Rock, AR

### Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

- Over \$150MM of Investment Transactions
- 50 + 1031 tax exchanges Successfully Completed
- Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

### HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

- Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions
- Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR
- Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park
- Acquired 41,000 SF FedEx Freight Facility



■ 100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

### CO-FOUNDER HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.





















### co-FOUNDER HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

**Reserve At Hill Park ::** First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

- Formed HB Medical Holdings, LLC for Medical Development & Acquisitions
- Over \$50MM in Medical Real Estate Assets
- Multiple Ground-Up Urgent Care & Specialized Medical BTS
- Over \$200MM in Medical Real Estate Brokerage

## co-FOUNDER HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.