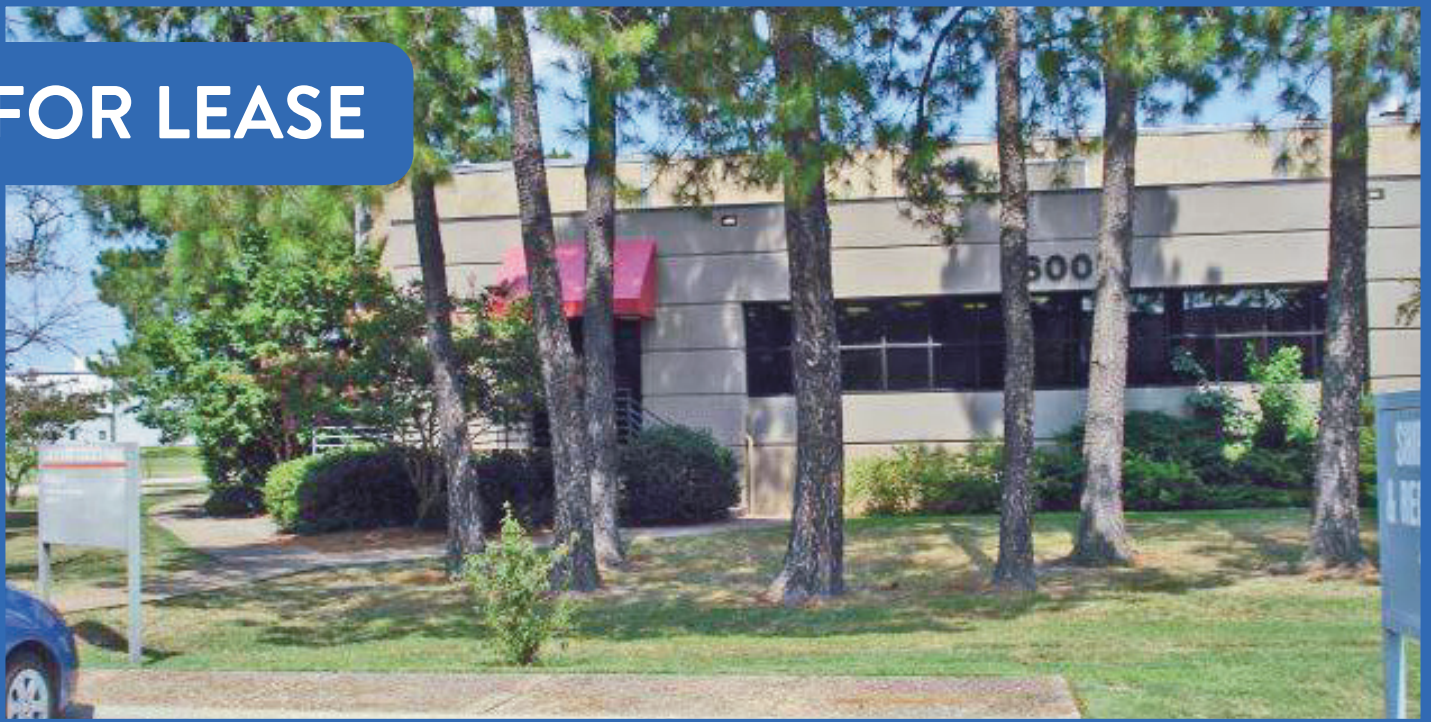


FOR LEASE



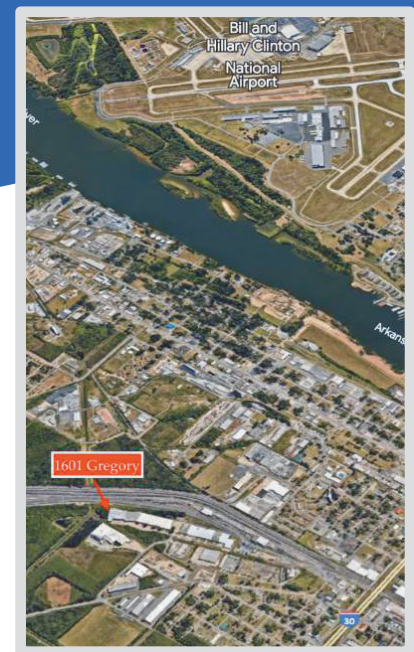
1601 E. GREGORY STREET, NLR, AR 72114

Industrial Building

APPROXIMATELY 280,000 SF

Information & Amenities

- Warehouse and distribution facility
- Ceiling Height: Approximately 22'-30'
- Dock doors: 33 truck doors & 14 rail doors
- Facility is well-positioned near the I-40/I-30 interchange
- Building consists primarily of reinforced concrete slab floors and concrete panel walls
- Roof: New Johns Mansville TPO 60 installed in 2021. Warranty until 2036. Roof structure is lightweight concrete over steel decking and bar joists
- Office space: 5,800 SF
- Sprinkler: Yes
- Zoning: "I-2" Industrial
- Rail access: Yes (spur access is available)



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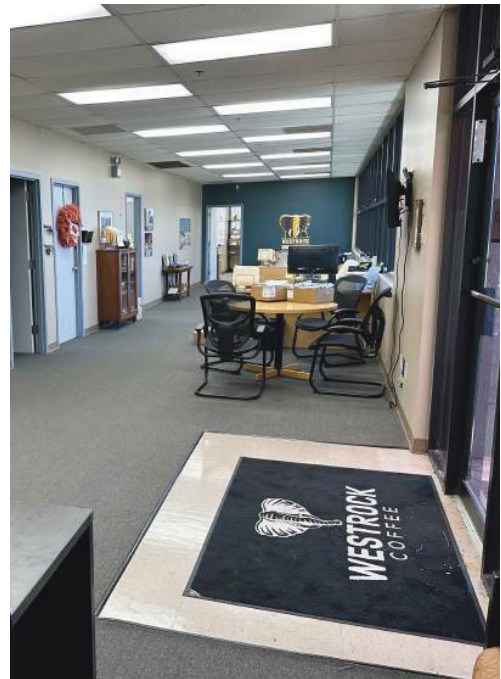
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Additional Photos

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