

# INDUSTRIAL BUILDING FOR SALE

10239 NE Campbell Rd | Greenland, AR 72737



**JACKSON MOORE**

AGENT

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## AVAILABLE

Building Size: ±7,500 SF (20% Office/80% Warehouse)

Land Size: 3.00 Acres

Price: \$2,750,000

## HIGHLIGHTS

- Year Built: 2023
- Bay Level Doors: 5 Bay Level Doors (12 X 14)
- Zoning: I-1 (Light Industrial)
- Clear Height: 14.5 ft
- Peak Height: 22.5 ft
- Power: 3-Phase
- Tax Incentive: 100% Bonus Depreciation Potential
- 4 offices, 2 bathrooms, reception area, and a break room
- Fenced and Graveled Yard Space
- Less than a mile from I-49
- Located One Exit South of Fayetteville

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	1,114	3,525	26,451	142,303
AVERAGE HH INCOME	\$96,457	\$92,676	\$76,626	\$98,375
TOTAL HH	437	1,404	10,892	59,372

## TRAFFIC COUNTS

I-49: 62,000 VPD



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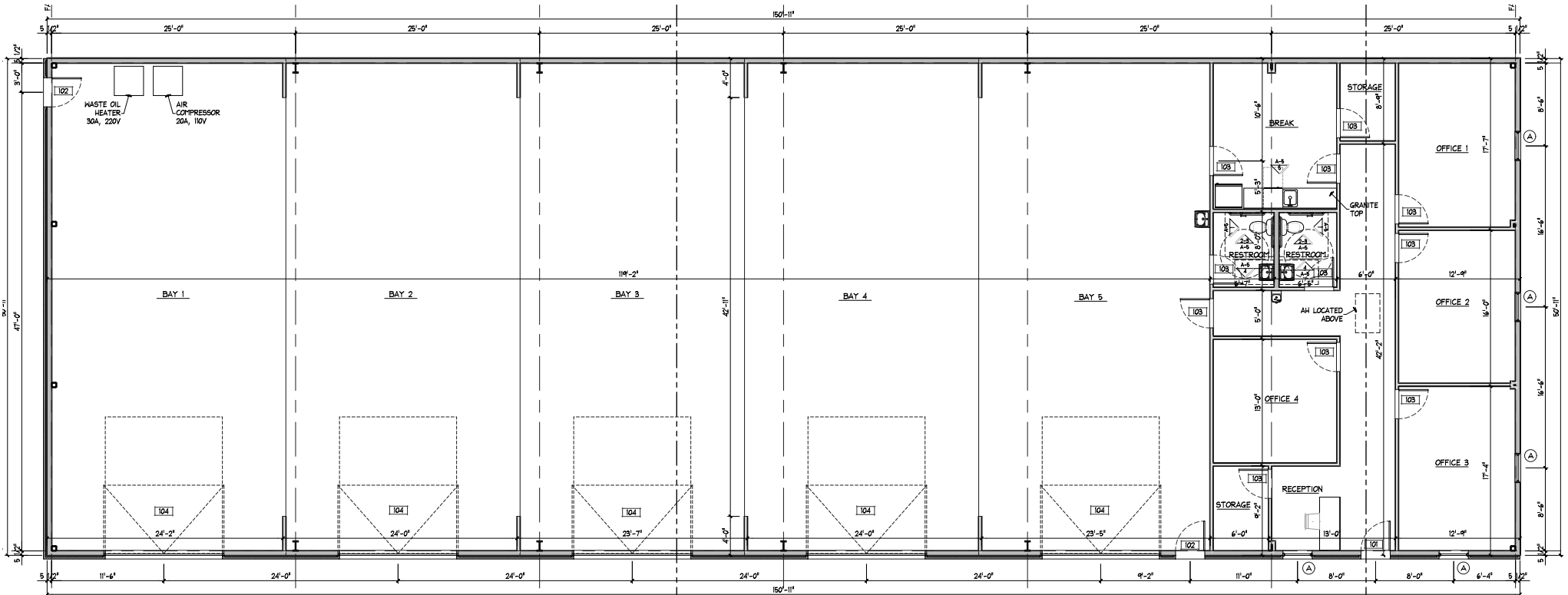
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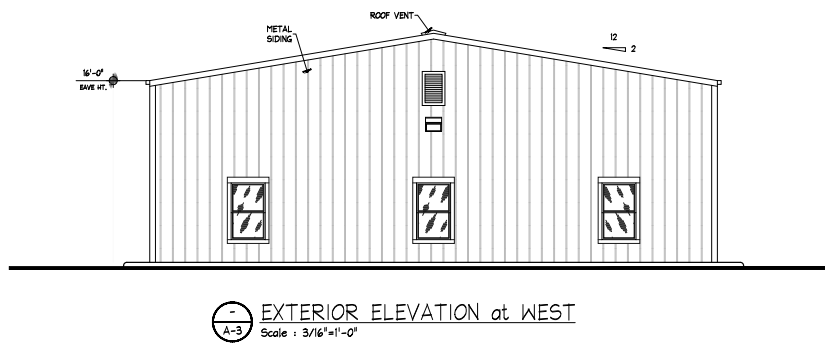
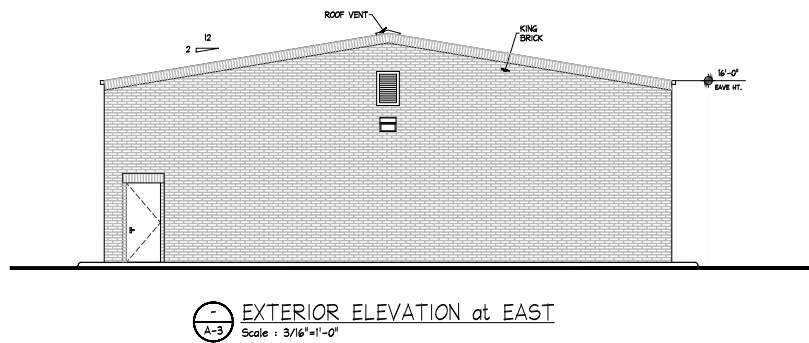
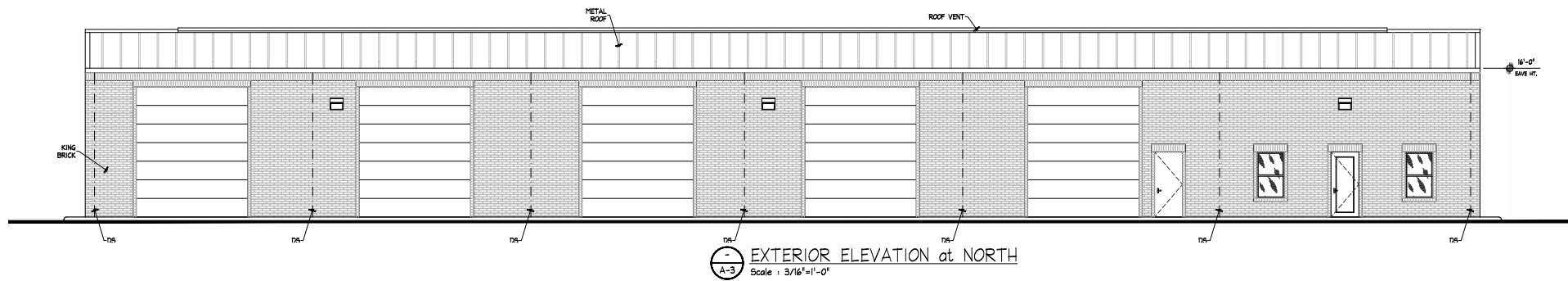
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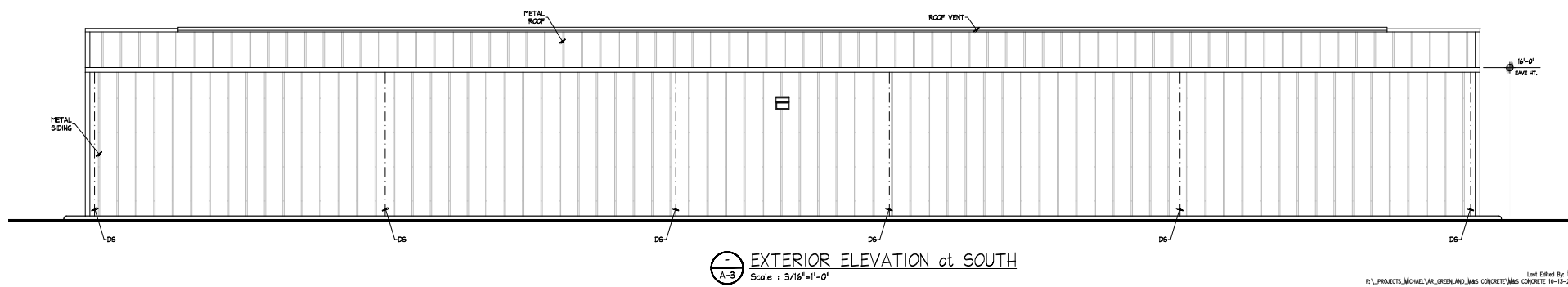
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NOTES:  
1. USE CHARCOAL COLOR ROOF AND TRIM.  
2. USE GRAY COLOR SIDING (R-LOC)



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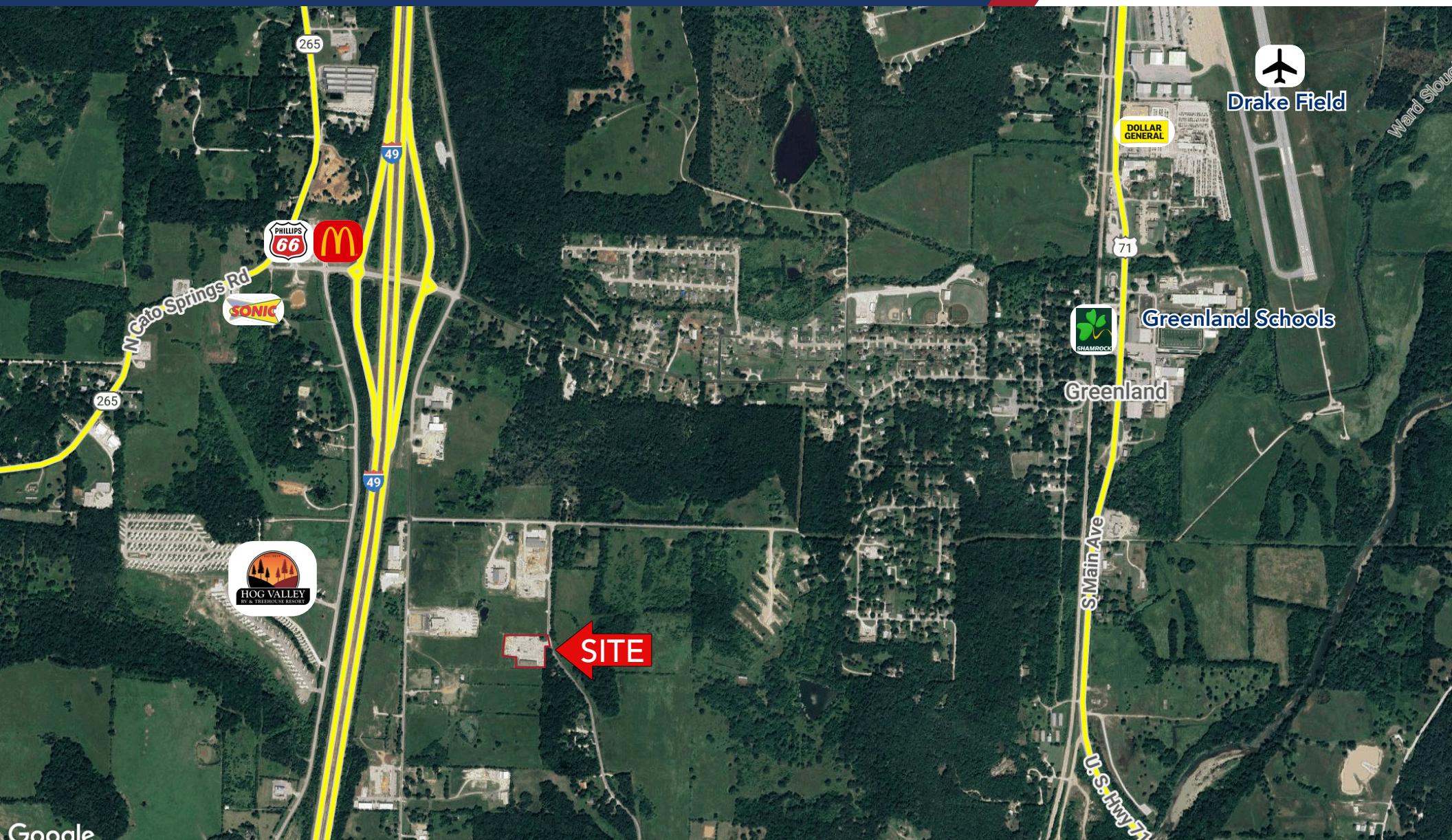


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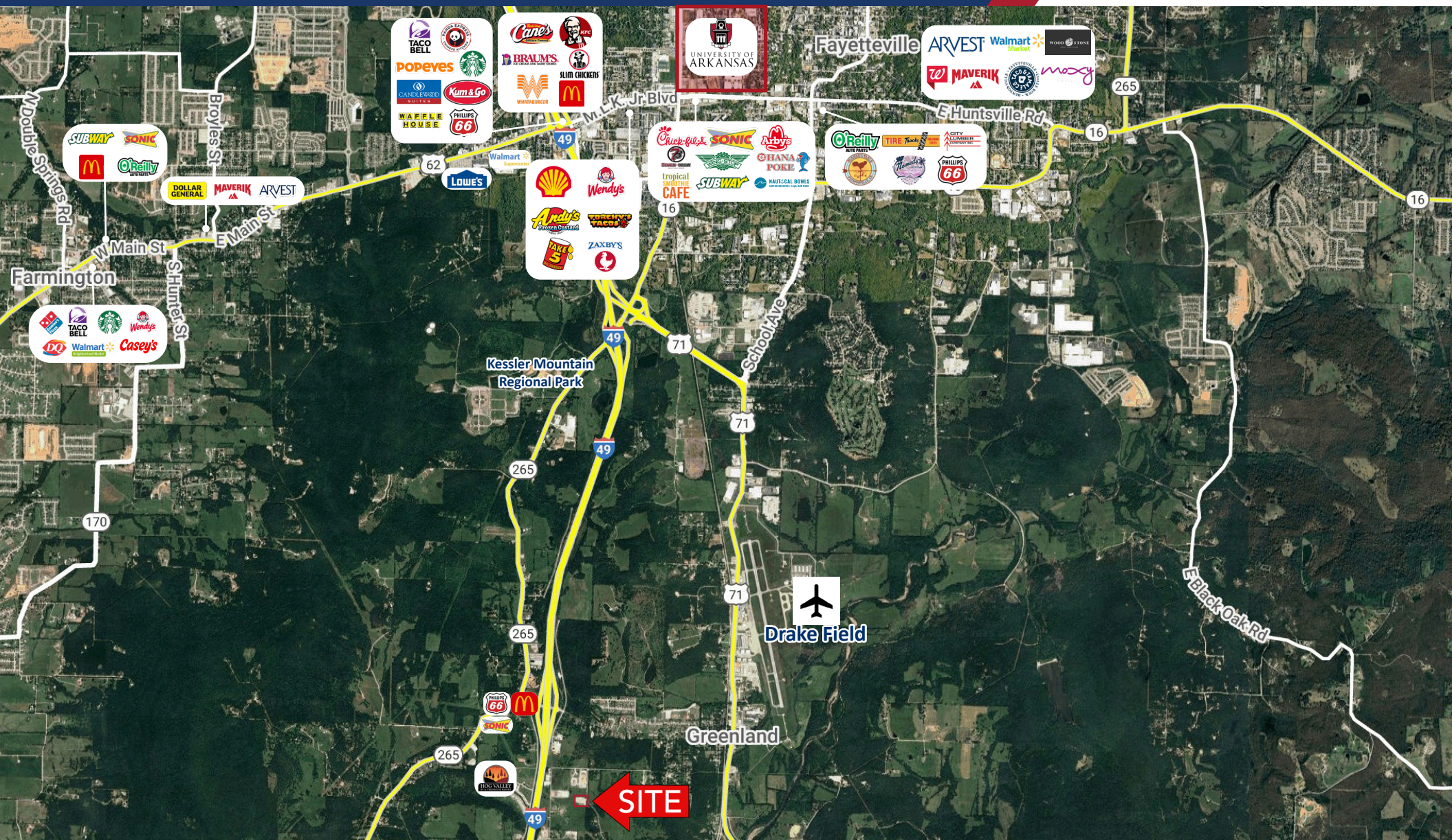
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## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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### BROKERAGE

### PROPERTY MANAGEMENT

### DEVELOPMENT MANAGEMENT

### CONSULTING

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