



Colliers

FOR SALE OR LEASE

# 101, 109, & 112 Bluestone Court

Hot Springs, AR

## Industrial Investment Opportunity

### Features

- Three buildings totaling 26,060 SF
  - 101 Bluestone Court – 5,000 SF - \$70/SF
    - Available: 5,000 SF - \$2,500/monthly (\$6/SF)
  - 109 Bluestone Court – 10,500 SF - \$60/SF
    - Available: +/- 7,500 SF - \$3,750/monthly (\$6/SF)
  - 112 Bluestone court – 10, 560 SF - \$60/SF
    - Available: 10,560 SF
- Lot size: 3.27 acres
- Sale price: \$1,250,000
- Docks and overhead doors in-place
- Cooper Creek Industrial Park
- Easy access to US Hwy 70
- Less than five miles to MLK, Jr Expressway
- 30 minutes to I-30
- Zoned IL - Light Industrial

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Asking Price:

\$1.25M

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## Property Photos

**101 Bluestone**

**Building: 5,000 SF - \$70/SF**



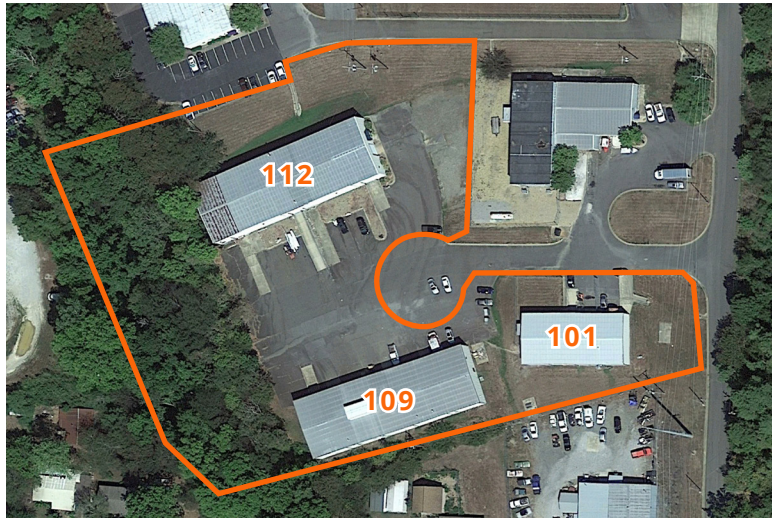
**109 Bluestone**

**Suite A&C: 7,500 SF - \$60/SF**



**112 Bluestone**

**Building: 10,500 SF - \$60/SF**



## Neighborhood Map

