

11427 N AR HWY 59 | GRAVETTE, AR 72736

HWY 59 INDUSTRIAL BUILDING FOR SALE

BUILDING 1
34,150 ± SF

BUILDING 2
22,966 ± SF



CUSHMAN &
WAKEFIELD



PROPERTY OVERVIEW

ASKING PRICE \$3,750,000 (\$65.65/SF)

SF 57,116 ±
— Building 1: 34,150 ± (100% Occupied)
— Building 2: 22,966 ± (Vacant)

- NOTES**
- Each Building includes its own loading dock/docks & drive-ins
 - 3 phase power available in both buildings

AREA DEMOGRAPHICS



TOTAL POPULATION OF 9,000



2,140 EMPLOYEES



2.8 AVG HOUSEHOLD SIZE



201 BUSINESSES



\$97,162 AVG HOUSEHOLD INCOME



MEDIAN AGE OF 37.8

**Demographics based on a 5 mile radius. Source: ESRI*

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BUILDING 1 OVERVIEW

BUILDING SIZE 34,150 ± SF

NOTES

- 100% Occupied
- Fully heated and cooled
- 4 large private offices
- 2 roll-up doors
- 3 loading docks with the ability to add 2 more
- 3-phase power
- 12' - 15' clear heights



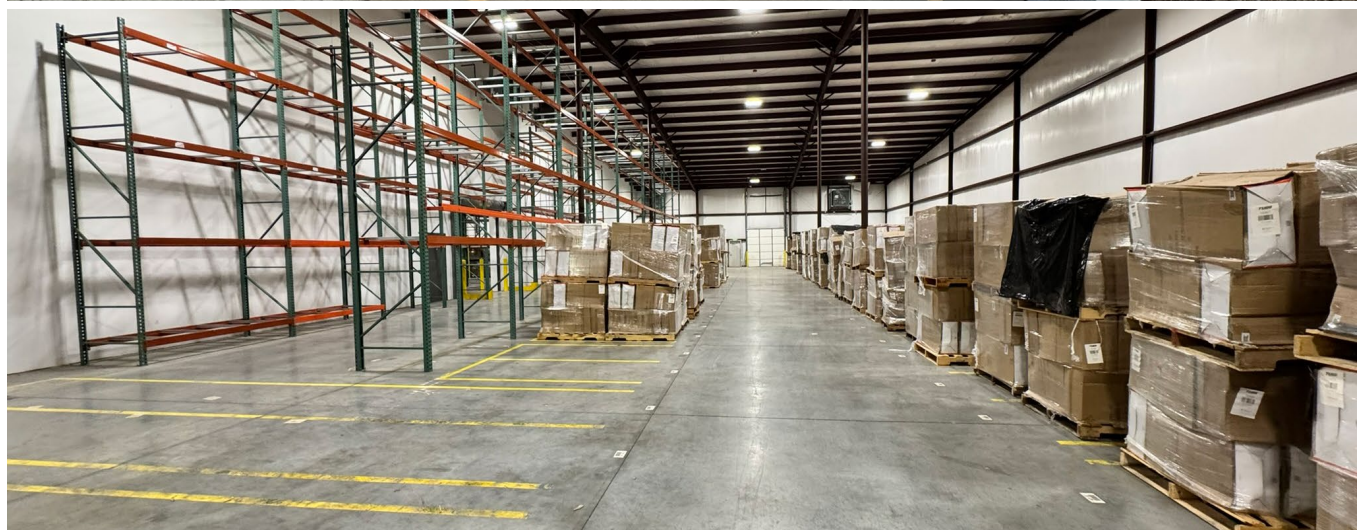
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BUILDING 2 OVERVIEW

BUILDING SIZE 22,966 ± SF

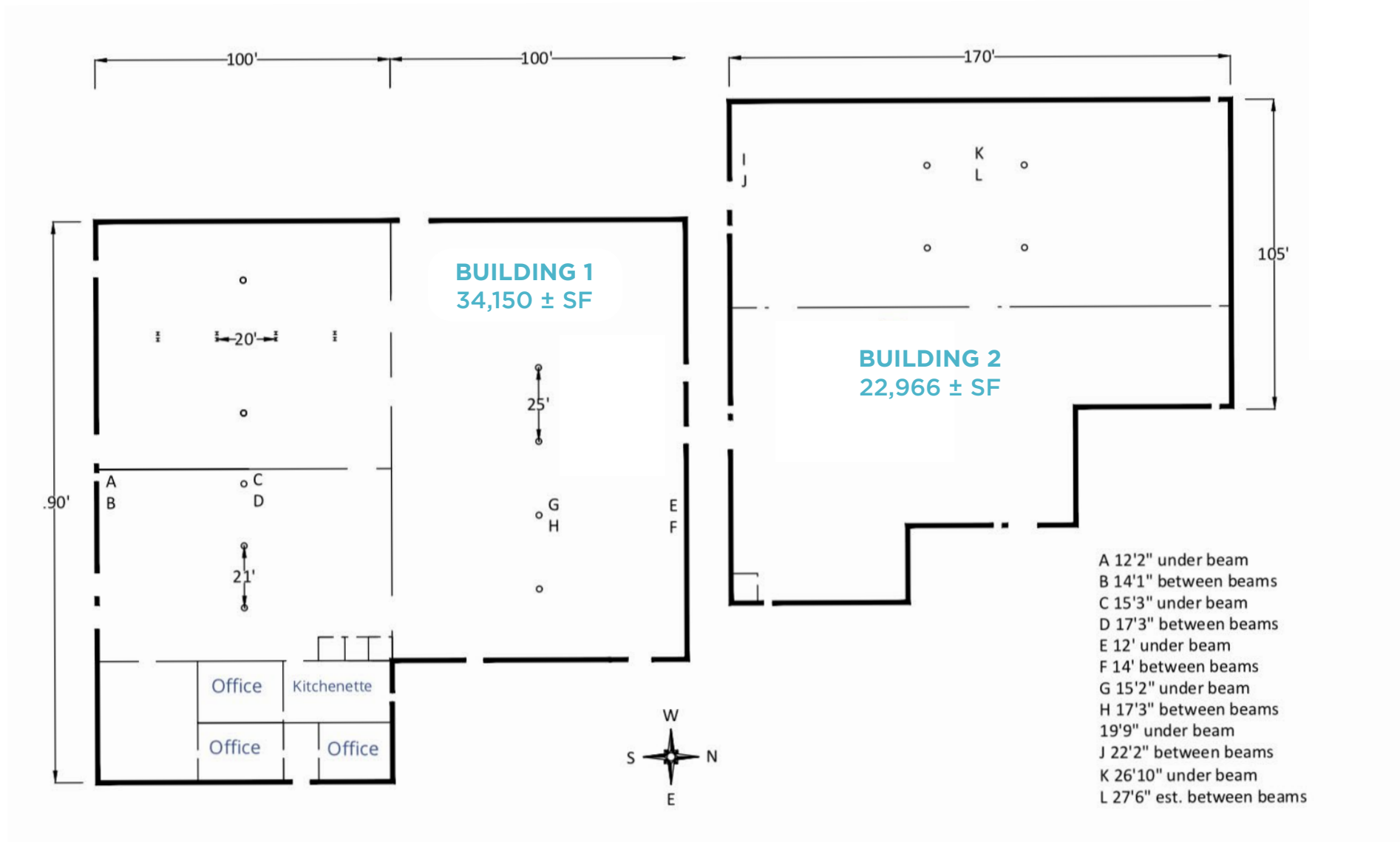
NOTES

- Vacant
- Fully heated
- 26' clear height
- Drive in access located on west side of building
- 1 dock and 1 drive-in
- 3-phase power



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BUILDING FLOOR PLANS





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HWY 59 INDUSTRIAL BUILDING FOR SALE

BUILDING 1

BUILDING 2

FOR MORE INFORMATION, PLEASE CONTACT:



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