



COMMERCIAL & INVESTMENT DIVISION

# For Sale / Lease

## Flex Office Warehouse

**\$75,000 PRICE IMPROVEMENT!**



**701 W Central St | Warren, AR 71671**

### OFFERING SUMMARY

**Sale Price:** ~~\$750,000~~ | \$675,000

**Price / SF:** \$7.64

**Available SF:** 88,300 SF +/-

**Lease Rate:** \$2.50 SF/yr (NNN)

**Lot Size:** 3.5 Acres +/-

### PROPERTY OVERVIEW

Prime Warehouse space in Warren, Arkansas. This expansive 88,300 SF warehouse, offering unparalleled versatility and functionality for your business needs.

### PROPERTY HIGHLIGHTS

- 88,300 SF of flexible space, including 6,000 SF office or other use enclosed space.
- 2-bay dock height loading on the east end
- 20' street-level electrically operated door on the west end.
- Modern Lighting - Upgraded in 2017 to efficient LED lights.
- Ceiling heights ranging from 14' to 20' with a 15,000 SF clear span area.
- Over 100 convenient parking spaces available.
- More than 20 commodes strategically placed throughout.
- *Listing agent has ownership interest in property.*

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-06-001

**SHELLY YORK**

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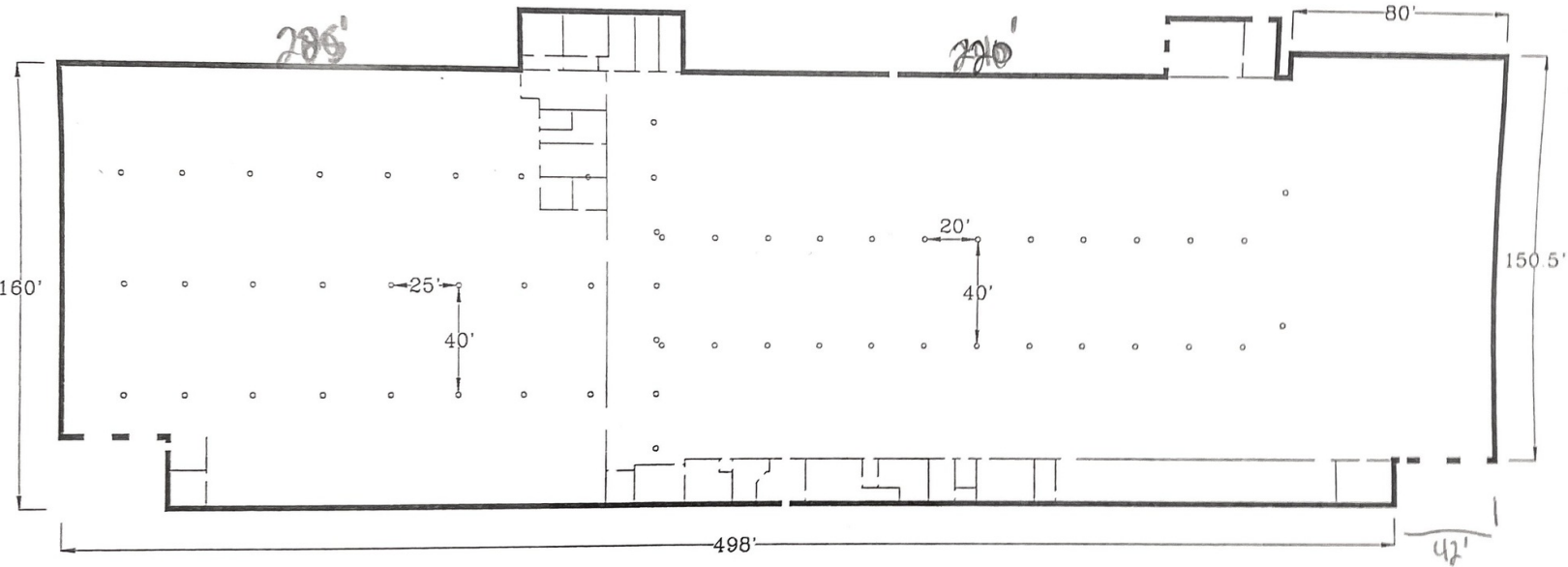
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# Building Layout



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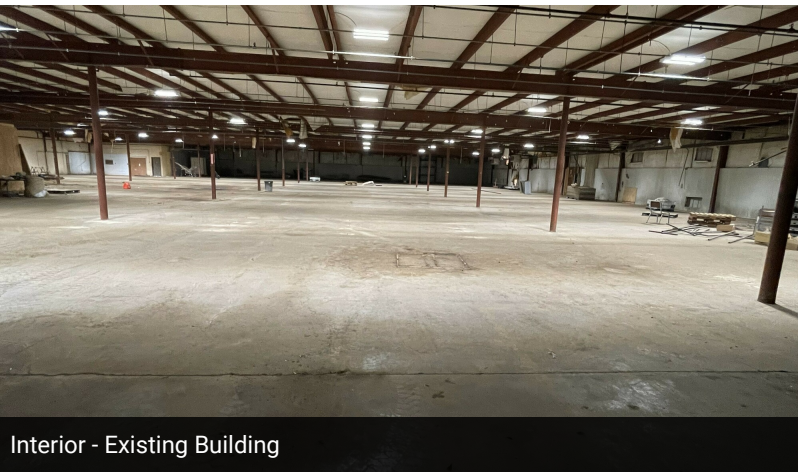
Rendering



Rendering



Rendering



Interior - Existing Building



Interior - Existing Building

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