

PRICE REDUCTION

**FOR LEASE
OR SALE**

Asking Lease Rate:

**\$13.00 PSF
NNN**

Asking Sale Rate:

**\$2,357,520
(\$220/PSF)**

Contact us:

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212 Presidential Drive Lowell, Arkansas

Property Amenities

+/- 10,716 square feet

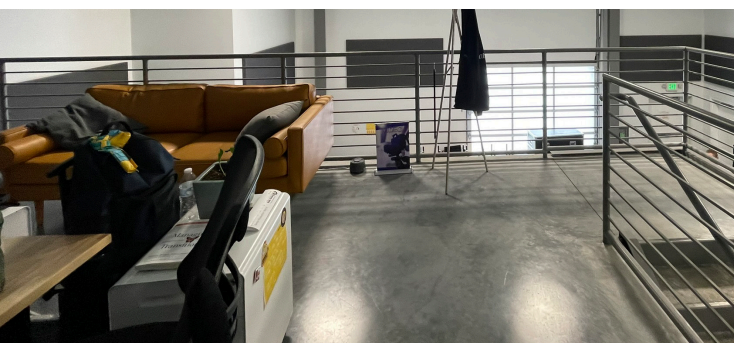
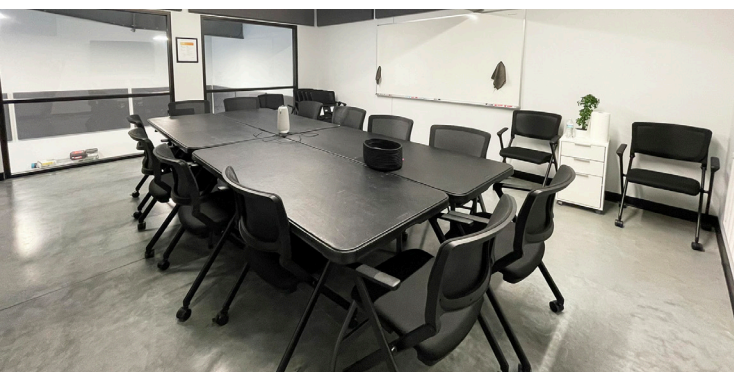
- Easy access to Highway 71B & Interstate 49
- Two roll-up, drive-in doors and two dock doors
- 18' to 22' clear heights
- Offices, conference rooms, break room with kitchenette
- 600-amp - 208 3 phase with a dedicated 200-amp disconnect

Industrial building available for lease or sale in Lowell, Arkansas. Property is easily accessible to Interstate 49, daytime amenities, and exponential growth along Highway 71B including large scale developments for retail and housing. Great access to major service corridors and close proximity to J.B. Hunt Transport corporate campus. Property includes two roll-up doors and two dock doors, office space, conference rooms, offices and second floor landing.

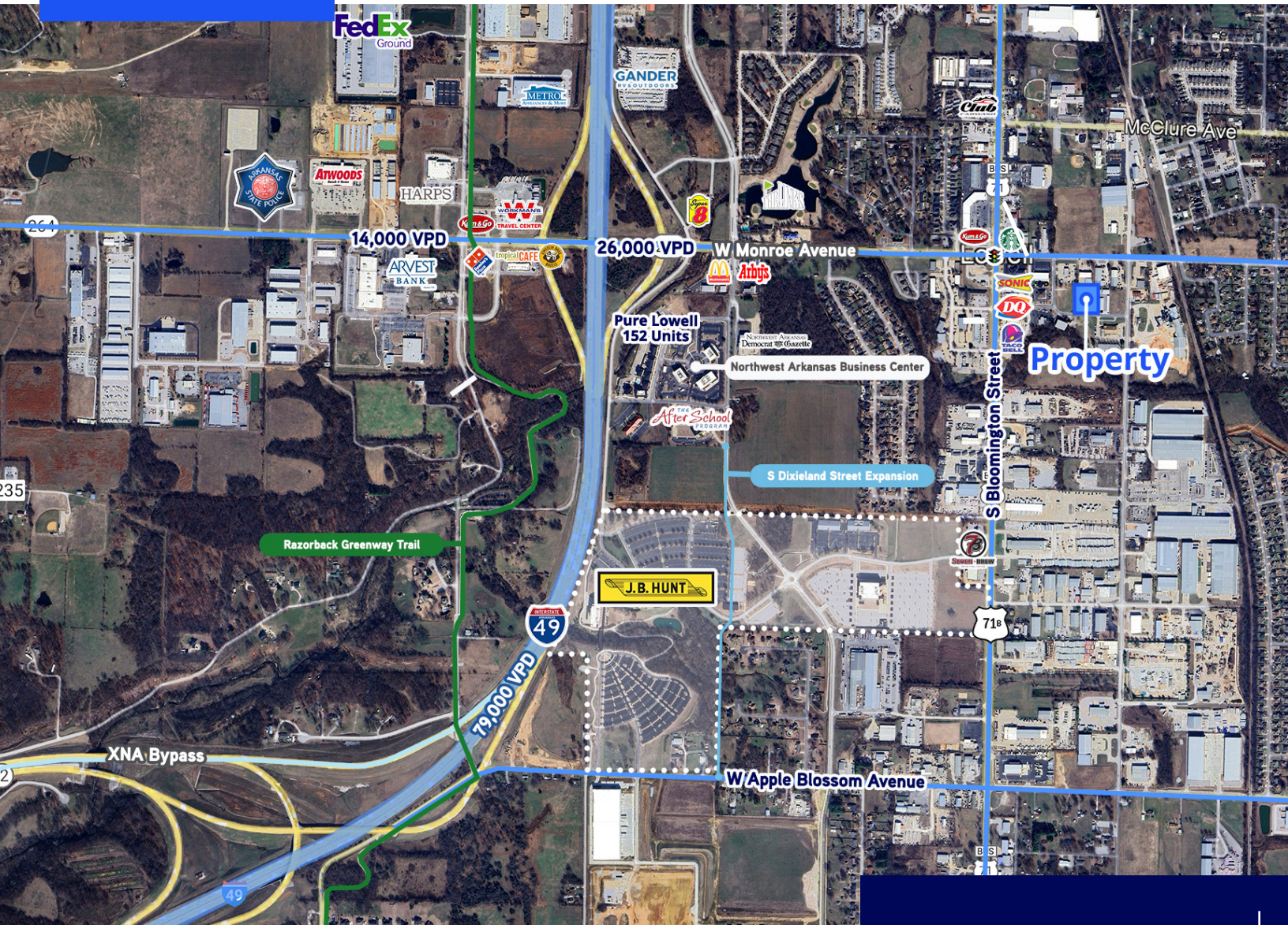
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PHOTOS



LOCATION



FLOOR PLAN



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