

OFFICE/INDUSTRIAL BUILDING FOR SALE

340 N Shamrock Blvd | Russellville, AR 72802

**NEW
PRICE
\$5,041,000**



 **KELLEY COMMERCIAL
PARTNERS**

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LOCATION SUMMARY

Kelley Commercial Partners is proud to present an exceptional opportunity located in Russellville, Arkansas. This newly constructed 34,765 SF office/industrial facility offers an opportunity for investors or owner-users seeking a high-quality asset in a strategic location. With a 41.7% office buildout and fully heated/sprinkled warehouse space, the property is situated on 3.9 acres on Interstate 40 near the Highway 331 exit. The neighborhood has a strong mix of national retailers and industrial users that surround the property. Expansion potential is available with 5.2 acres across Lexington Avenue to the Southwest.

Russellville, Arkansas is the main connection between Arkansas' three major cities Little Rock, Fort Smith, and Fayetteville. It maintains a healthy and diverse economy and is powered by industries such as manufacturing, retail trade, health care, and educational Services. Major employers include Arkansas Nuclear One, Conagra Foods, Arkansas Tech University, Saint Mary's Regional Medical Center, Tyson Foods, and Dow Chemical

PROPERTY HIGHLIGHTS

| | |
|----------|--------------------------------|
| BUILDING | ±34,765 SF |
| PRICE | \$6,950,000 \$5,041,000 |
| TYPE | Office/Light Industrial |
| LAND | 3.9 Acres |

*Additional 5.2 AC Available Separately

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PROPERTY HIGHLIGHTS

| | |
|------------------------|---|
| Building | ±34,765 SF (42% Office) |
| Price | \$5,041,000 (Excluding Additional Land) |
| Type | Office/Light Industrial |
| Land | 3.90 AC |
| Built | 2023 |
| Warehouse Clear Height | 30' at Center/21.5' at Eave |
| Zoning | C-2 (Highway Commercial) |
| Power | 480 Volts, 3-Phase |

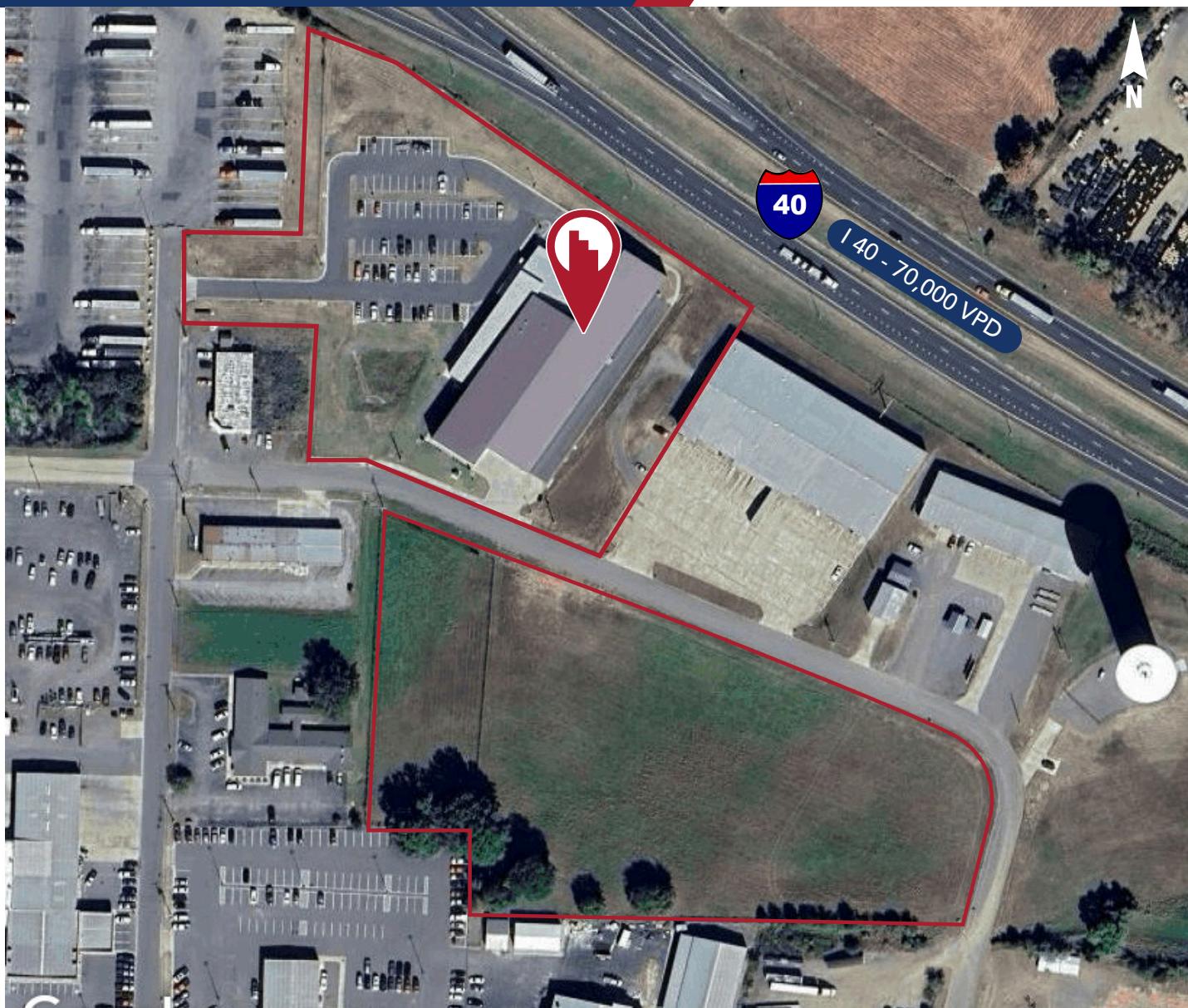
- Newly Constructed building in Excellent Condition
- Major Highway frontage on I-40 (70,000 VPD)
- Additional Land Available for Purchase (5.2 Acres)
- Located in an Opportunity Zone
- 100% ESR Sprinkled System
- State-of-the-art remote HVAC control capability
- Full construction working plans available upon request
- Training Education, activity-based facility
- Entire Building is ADA Compliant
- Tankless Water Heater

Warehouse

- 1 Dock High and 1 Roll Up Doors 16' x 16'
- Shop area Sprinkled and Heated
- Gated Outdoor Storage Area
- Five, 10 ft Skyblade Fans
- Column Spacing: 25'x 27'

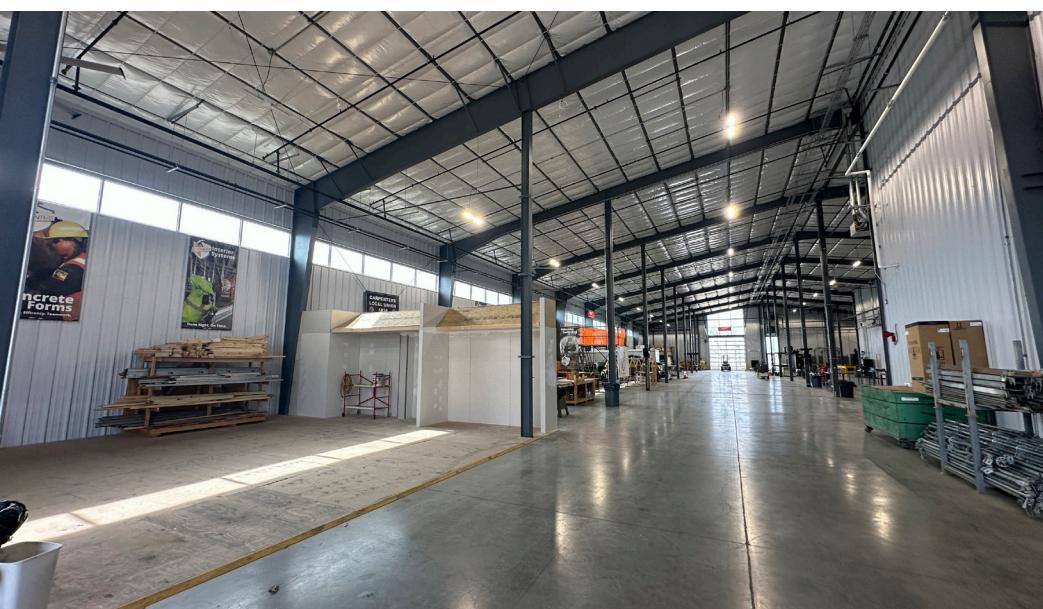
Office

- 2 Conference Rooms, 2 Break Rooms, 6 Restrooms
- Multiple personal offices and training/classrooms of various size



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Floor Plan

Flex Space

Office Space



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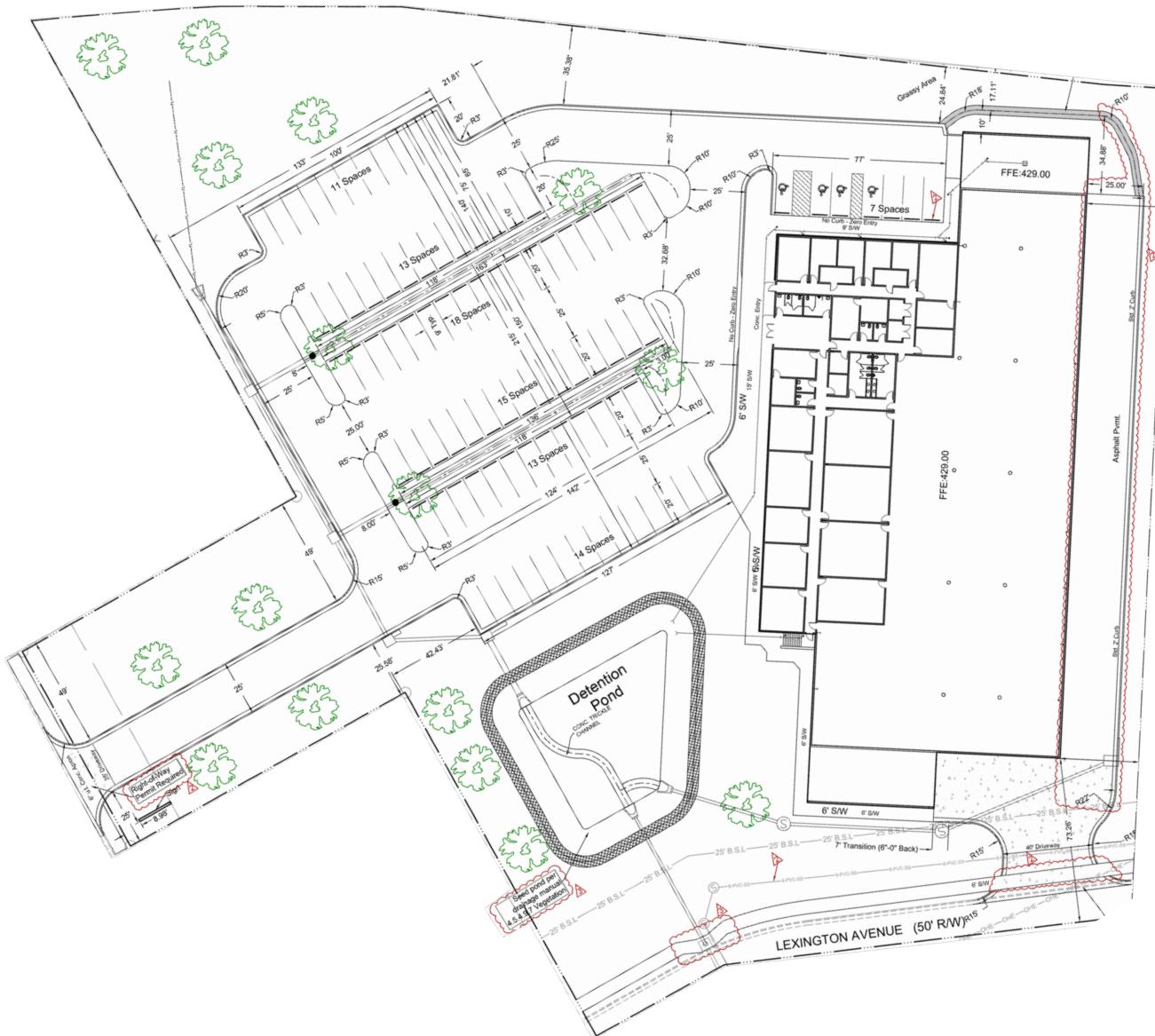
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MARKET OVERVIEW

Russellville, the county seat and largest city in Pope County, Arkansas, had an estimated population of 29,133 in 2022. Located along I-40 and Scenic Highway 7, the city overlooks Lake Dardanelle and the Arkansas River. It is home to Arkansas' only nuclear power plant, Arkansas Nuclear One, and Arkansas Tech University, which hosts the world's first accredited emergency management degree programs. As of fall 2022, the university enrolled 9,445 students. Russellville features a vibrant arts scene, a historic downtown, and popular events like the Art Walk, Taste of the Valley, and the Downtown Fall Festival and Chili Cookoff. Surrounded by four state parks—Lake Dardanelle, Mount Nebo, Mount Magazine, and Petit Jean—it's a haven for outdoor enthusiasts.

| MAJOR EMPLOYERS | |
|-----------------|--------------------------------------|
| Rank | Company |
| 1 | ConAgra |
| 2 | Entergy Operations, Inc. |
| 3 | Arkansas Tech University |
| 4 | Saint Mary's Regional Medical Center |
| 5 | Russellville School District |
| 6 | Wal-Mart |
| 7 | Tyson - Tyler Road |
| 8 | Friendship Community Car/Star Ind |
| 9 | Mahle Engine Components USA |
| 10 | West Fraser |

Source: Russellville Chamber of Commerce/CBRE



| DEMOCRAPHICS | 1 MILE | 3 MILES | 5 MILES | 10 MILES |
|--------------------|----------|----------|----------|----------|
| DAYTIME POPULATION | 835 | 20,965 | 37,458 | 62,982 |
| AVERAGE HH INCOME | \$82,704 | \$69,249 | \$78,725 | \$80,904 |
| TOTAL HH | 324 | 8,091 | 14,667 | 24,634 |
| AVERAGE AGE | 37 | 31 | 33 | 36 |
| BUSINESSES | 274 | 1,088 | 1,551 | 1,957 |
| EMPLOYEES | 5,514 | 16,020 | 20,685 | 24,767 |

DEMOGRAPHICS

Based On 10 Mile Radius Around The Property


62,982

Population


\$80,904

Avg. Household Income


24,634

Households


37

Avg. Age


1,957

Businesses


24,767

Employees

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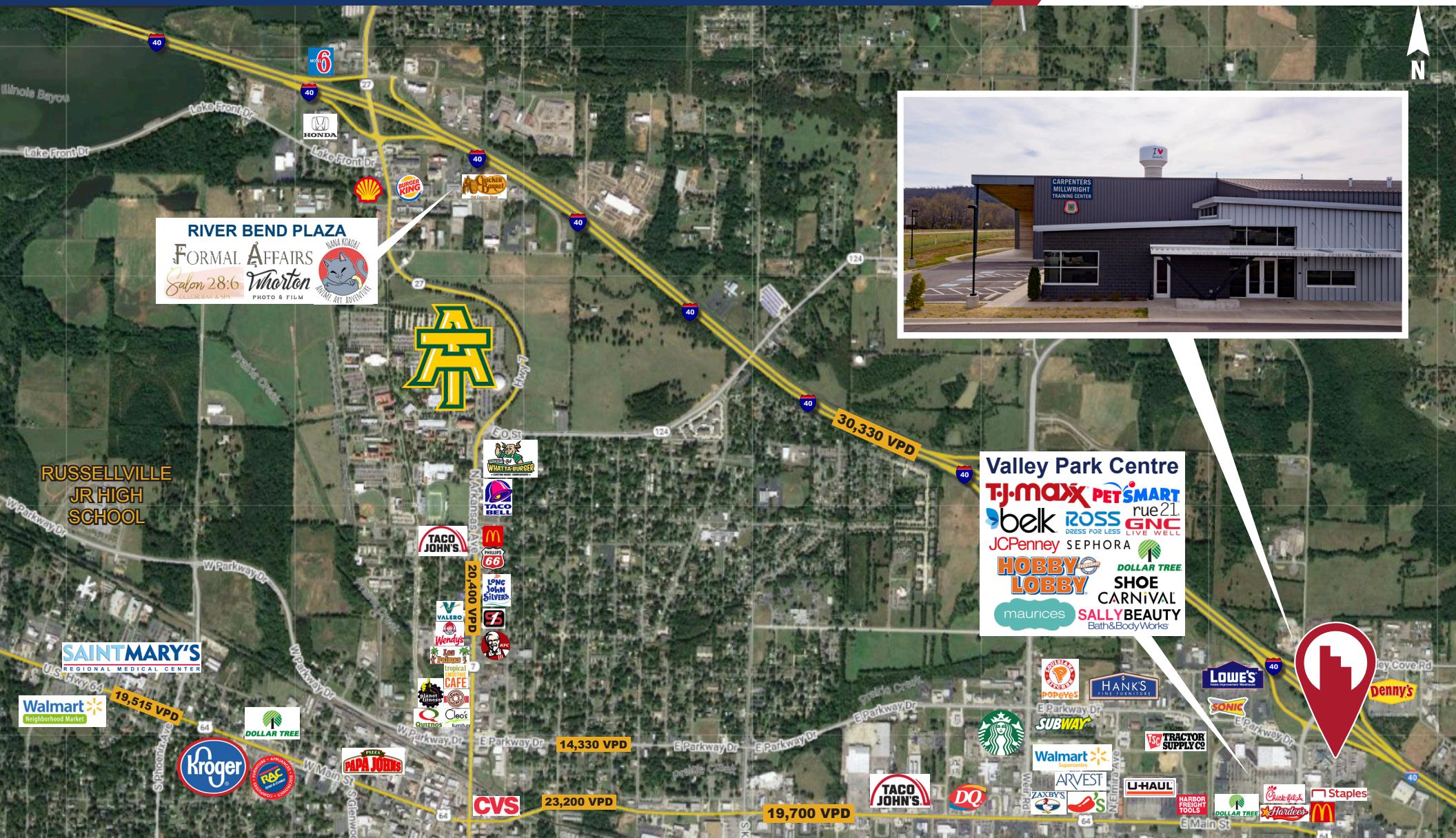
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ABOUT KELLEY COMMERCIAL PARTNERS

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

425 W. Capitol Avenue, Suite 300
Little Rock, AR 72201
501.375.3200

4100 Corporate Center Drive, Suite 101
Springdale, AR 72762
479.443.8002

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