

**FOR SALE**  
3,614 SF + 2.63 AC



## Modern Truck Terminal

Marion, Arkansas 72364

### Property Features

#### Location

- Arkansas State Highway 77 N
- 1.3 Miles to I-55
- 4 Miles to I-40/ I-55 Crossover
- 13 Miles to Memphis, Tennessee

#### Basic Site Info

- Approximately 2.63 Acres
- Fenced, Lighted, Remote & Keypad Access
- One Additional Acre Undeveloped
- Stone Parking Lot
- Exterior Security Cameras

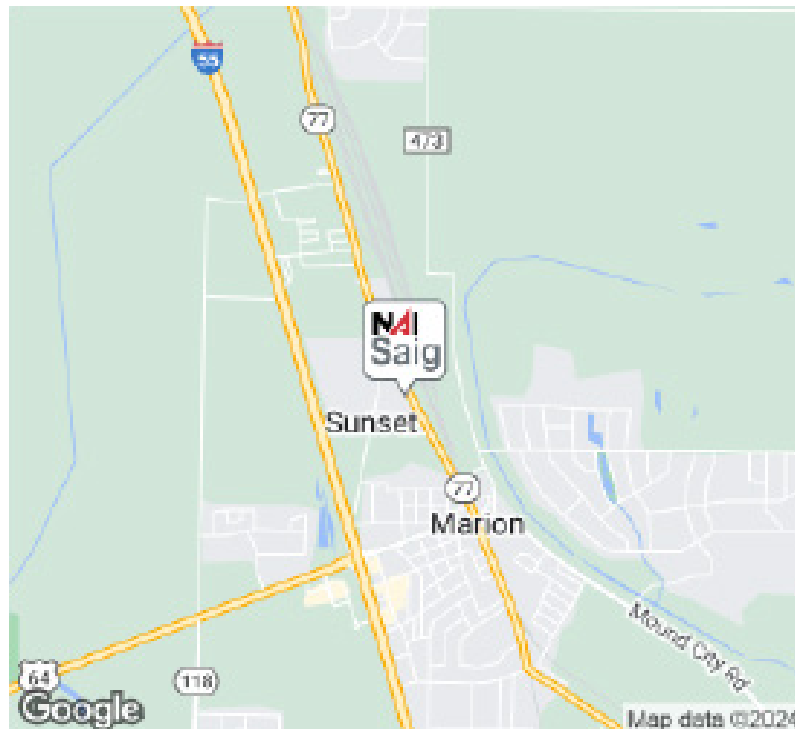
#### Facility

- Extremely Energy Efficient
- Three Drive Through Bay Modern Shop + Driver's Lounge (81' x 91')
- Driver's Lounge with full kitchen, shower, laundry, bedrooms, offices (1,650 SF)
- Mezzanine (Storage 1,650 SF)
- Three private offices
- Doors: 14' x 14' Wide; 14' x 16' Wide; 12' x 14' Wide
- Motorized Overhead doors.
- Floor Drains
- Electrical: 600 Amps total
- Compressed Air piped throughout

#### Additional

- 3,614 square foot Storage Building
- Small office trailer included
- Above ground fuel storage system

**Sale Price: \$1,400,000.00**



**For more information:**

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**NAI Saig Company**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Interior



