

# PICTURESQUE SETTING ON THE WHITE RIVER

## 2877 Cotter Road | Cotter, AR

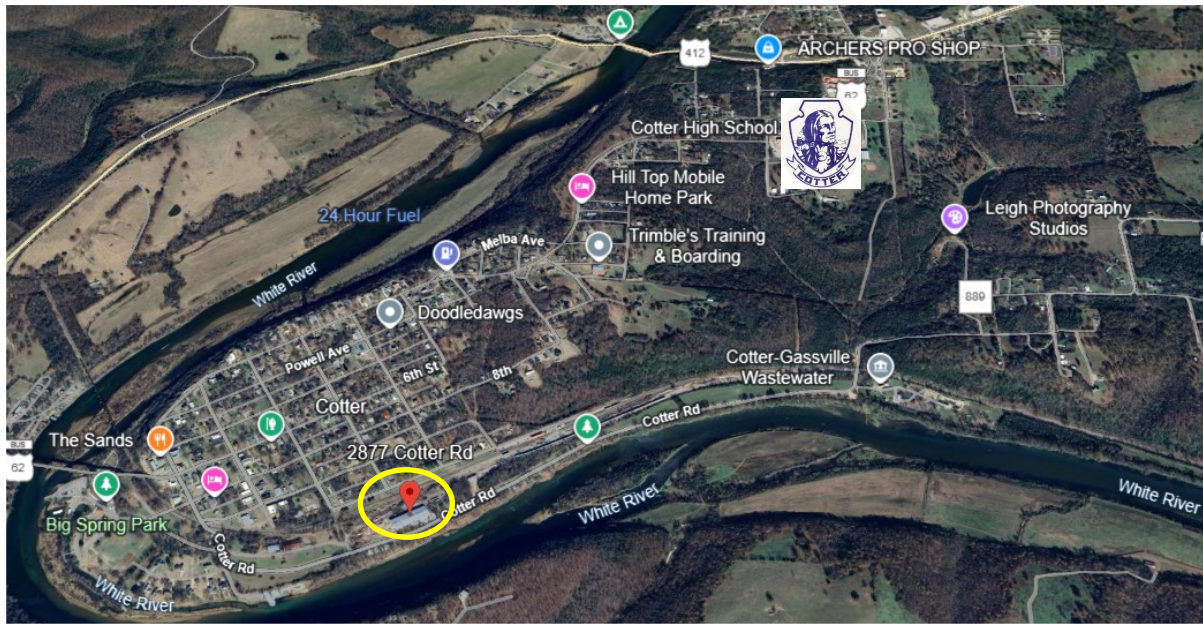
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- **FOR SALE:**     \$1,700,000
  - **FOR LEASE:**   \$5.00/SF NNN
  - **Total of 38,400± SF**
  - **6.04± acres—gravel yard**
  - **Inactive rail spur at the rear of warehouse**
  - **Office:** 1,500 SF heated and cooled, kitchen and restroom
  - **Warehouse:** Heated, 20 ft. clearance, 2 drive-in doors (14x14), Phase 3 electrical and restroom

**For More Information Contact:**  
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**[jmclarty@hathawaygroup.com](mailto:jmclarty@hathawaygroup.com)**



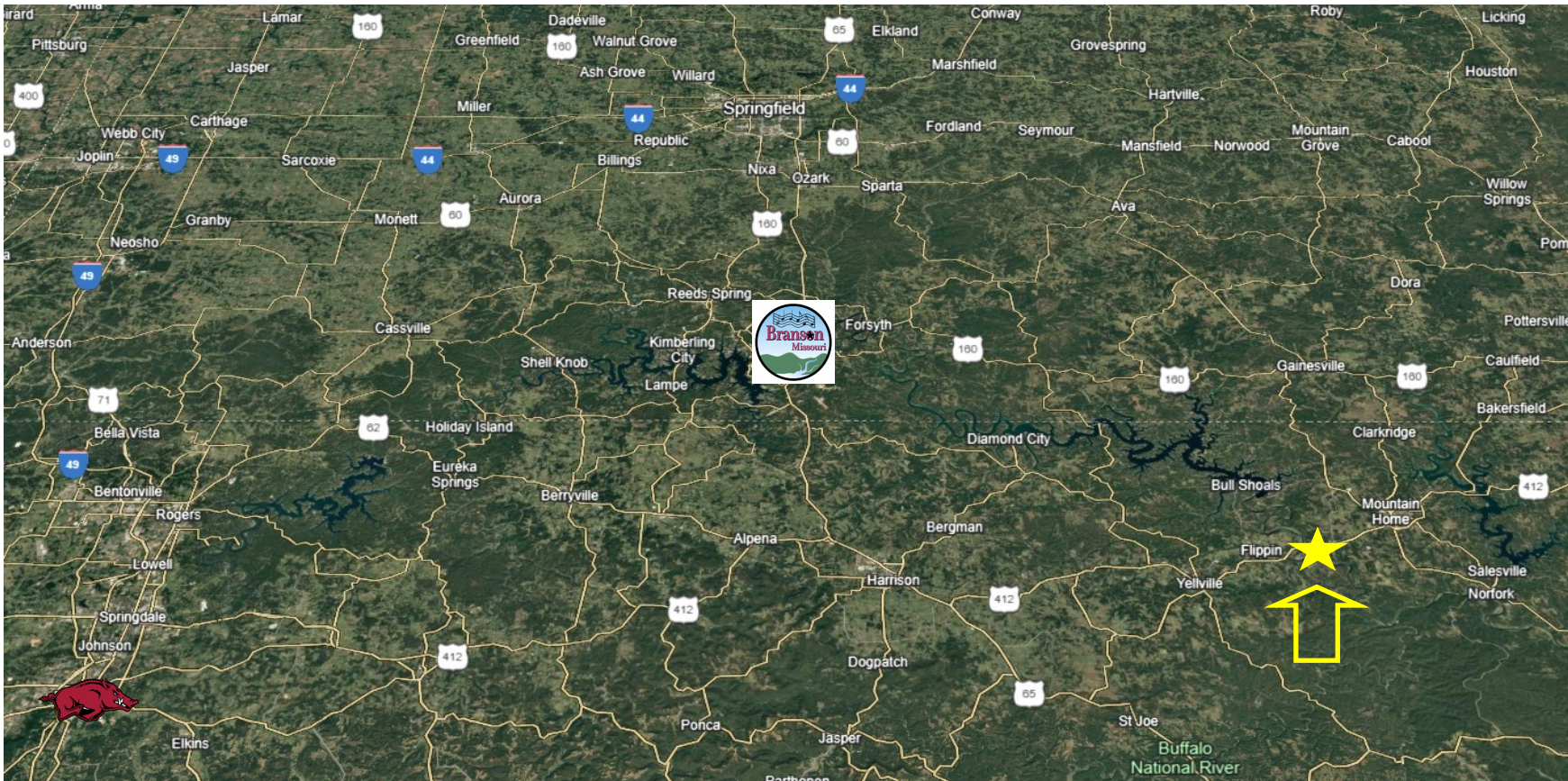




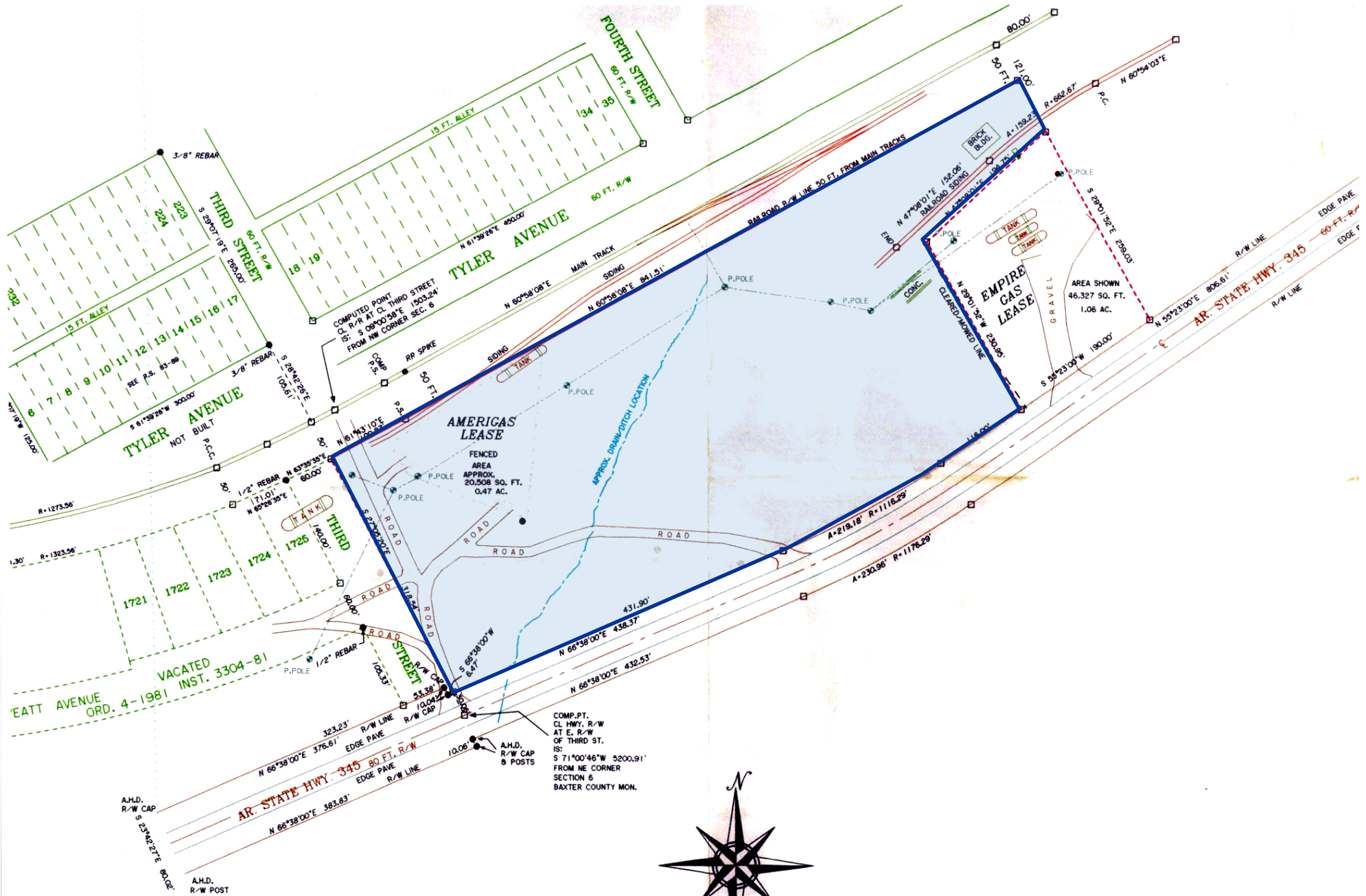


**Distance from Cotter, AR to:**

- Branson, MO 71 miles
- Conway, AR 110 miles
- Fayetteville, AR 112 miles
- Little Rock, AR 141 miles







Dated March 2003