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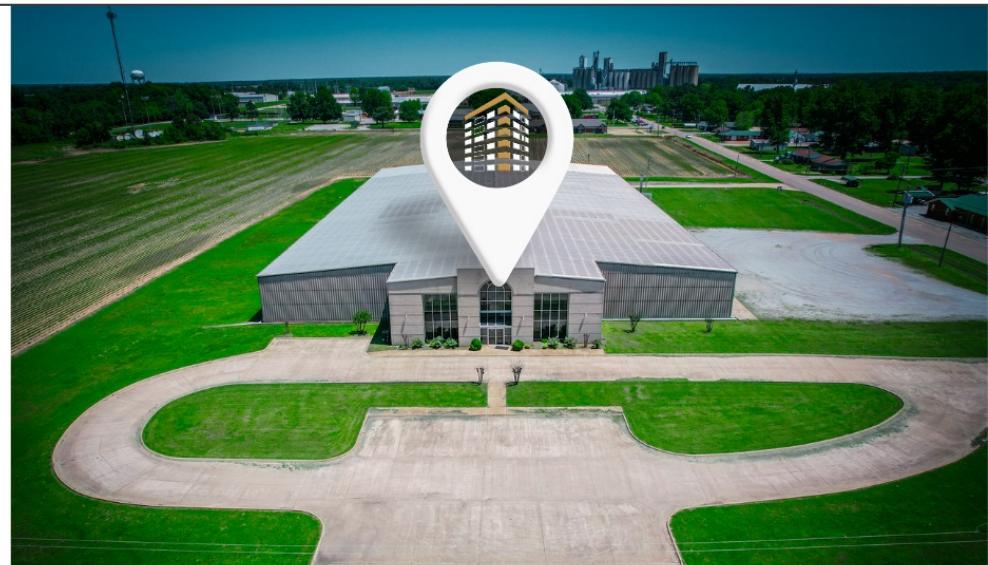
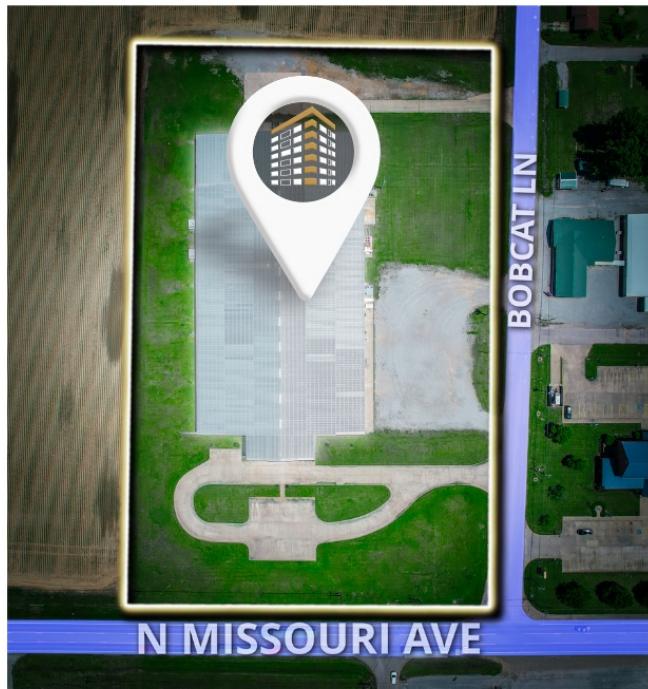
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for
SALE OR LEASE
SPACIOUS OFFICE | WAREHOUSE

EXECUTIVE SUMMARY

Located at 810 N Missouri Ave in Corning, AR, this substantial industrial facility spans approximately 77,830 square feet and is available for sale or lease. The original two-story building encompasses 64,760 square feet, with an expansion increasing the warehouse capacity. Designed to accommodate both office and warehouse functions, the property is well-suited for a variety of uses.

Strategically positioned near major highways and key business areas, the property ensures efficient logistics and access to a skilled workforce. The office space is fully equipped with administrative areas, conference rooms, and essential amenities to support business operations. The warehouse features high ceilings and multiple loading docks, making it ideal for distribution, storage, or light-to-medium manufacturing. It also accommodates mixed-use businesses requiring space for administration and operations.



This property presents a valuable opportunity for investors or businesses seeking a versatile commercial space in Corning. With its well-balanced footprint of office and warehouse space, it offers the flexibility and capacity to support business growth and operational efficiency.

PROPERTY OVERVIEW

SALE: \$2,900,000 LEASE: \$5.50/sf NNN LOT: 6.87+/- ac

OFFICE: 30,350+/- sf WAREHOUSE: 47,480+/- sf

PARCEL HIGHLIGHTS

- Commercial Warehouse with Office Space
- Located near major transportation
- Office: ready with admin areas, conference rooms, & other amenities for business operations
- Warehouse: designed for storage, distribution, or manufacturing; features high ceilings, robust flooring, & adequate loading docks

KEY FEATURES

Year Built: 1990

Addition Built: 2004

Max Ceiling Height: 28 ft

Clear Height: 20 ft

Total Loading Doors: 5

Drive-In: 1

Dock High: 4



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810 N MISSOURI AVE | CORNING, AR 72422

MISSOURI ARKANSAS



FUTURE I-57

• Pocahontas

• Imboden

• Walnut Ridge

• Corning

• Paragould

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N MISSOURI AVE



BOBCAT LN





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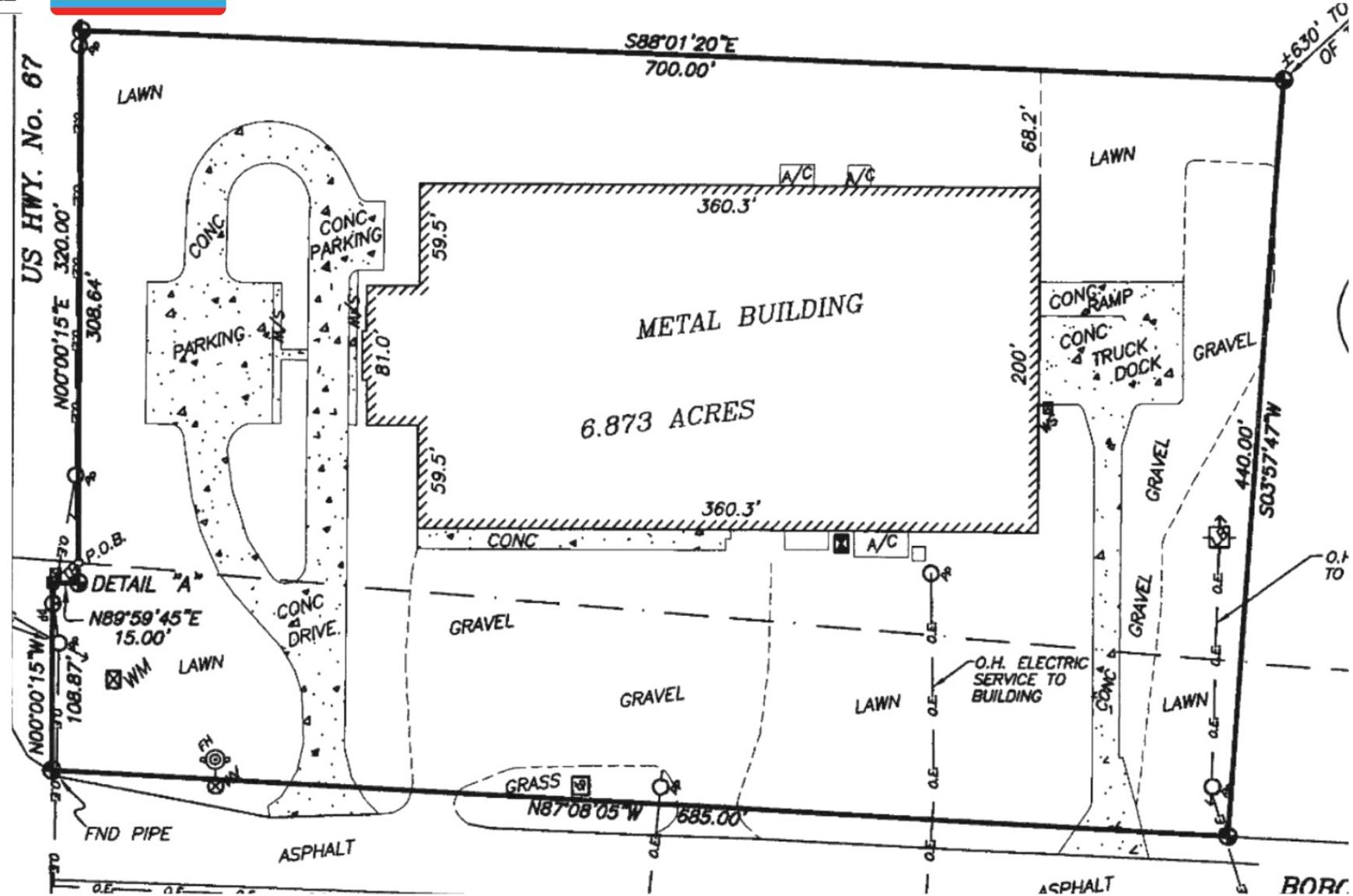


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CORNING

