



COMMERCIAL & INVESTMENT DIVISION

# For Sale or Lease

## Industrial Property



### 121 Airport Road | Hope, AR 71801

#### OFFERING SUMMARY

**Sale Price:** \$1,000,000

**Price / SF:** \$17.09

**Lease Rate:** \$2.25 per sq. ft

**Lot Size:** 31.473 Acres +/-

**Building Size:** 58,501 Sq. Ft. +/-

**Zoning:** County

**Utilities:** All available

#### PROPERTY OVERVIEW

Industrial building (office, crane shop, warehouse) and other buildings. Site adjoins Hope Municipal Airport and is approx. 3.5 miles from I-30.

Excess Land: 21.453 acres +/-  
Buildings located on approx. 10 acres +/-

Main Building: 43,771 SF +/-  
(includes offices, main shop, crane shop, shipping/receiving)  
4 overhead doors  
3 crane systems (one 15 ton crane & two 7.5 ton cranes)

Additional Buildings (heated)  
B-6/Machine Shop: 4,368 SF +/-  
B-9/Paint Shop/Warehouse: 5,250 SF +/-

Additional Buildings (not heated)  
B-4/Sandblasting: 2,400 SF +/-  
B-5/Parts Storage: 1,200 SF +/-  
B-7/Bulk of Storage: 720 SF +/-  
B-8/ Paint Booth: 1,540 SF +/-  
Chemical Storage: 252 SF +/-

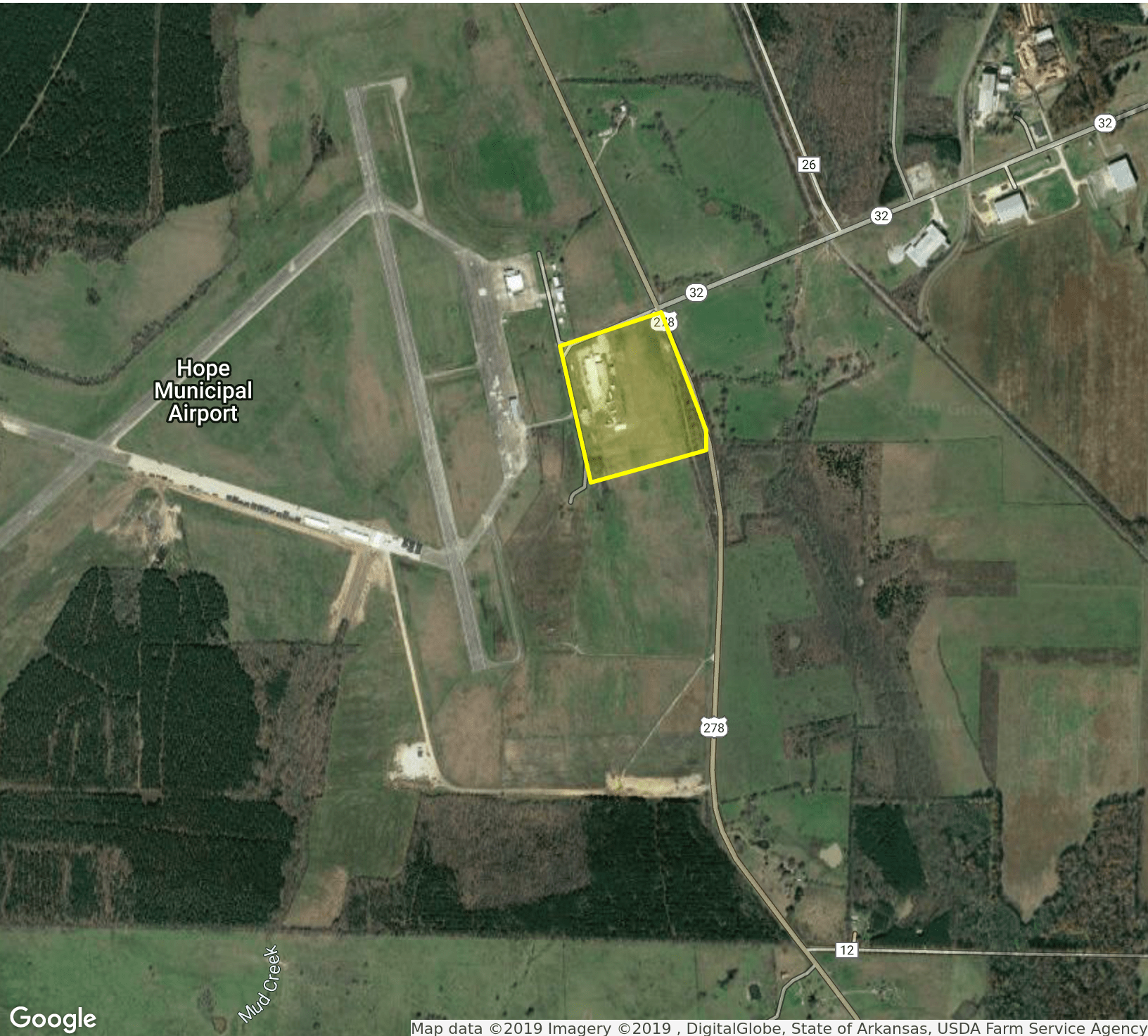
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-29-006

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# Additional Photos



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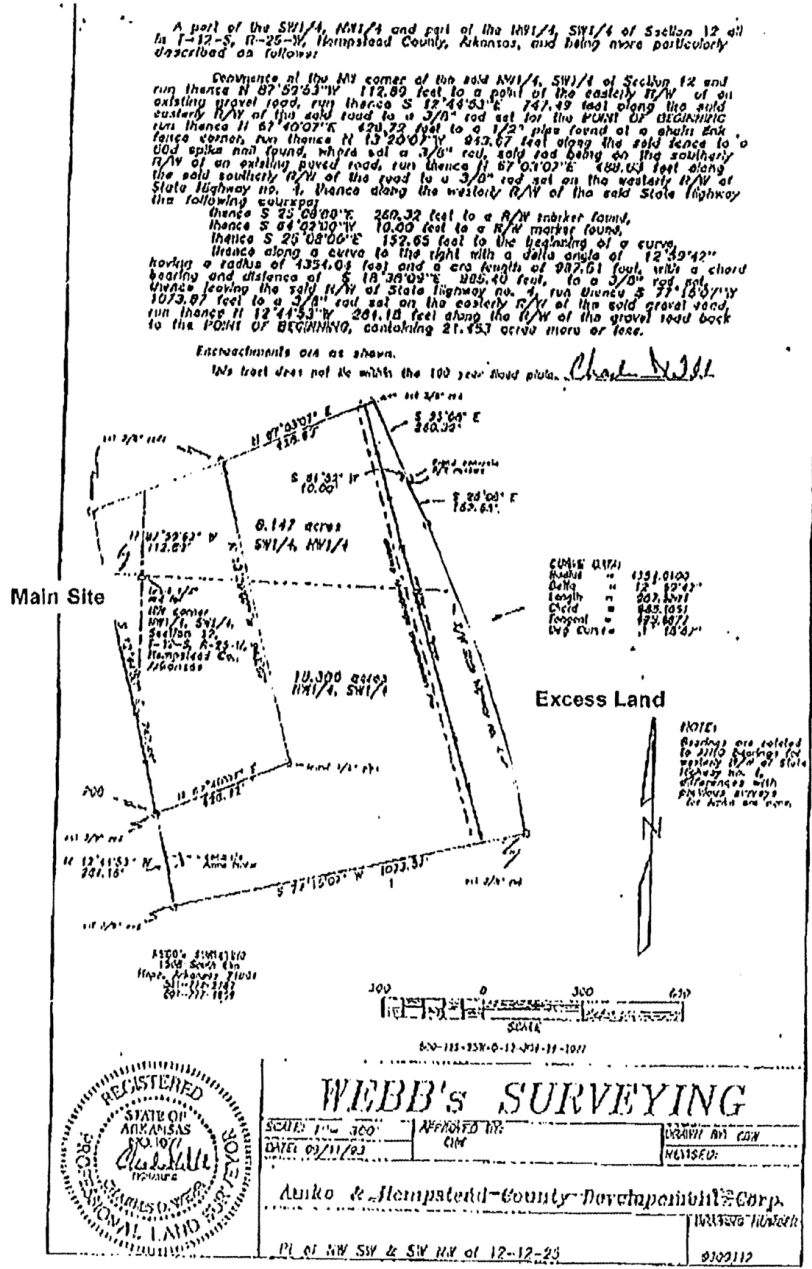


**RPM**  
GROUP

COMMERCIAL & INVESTMENT DIVISION

Survey

PROVIDED SURVEY

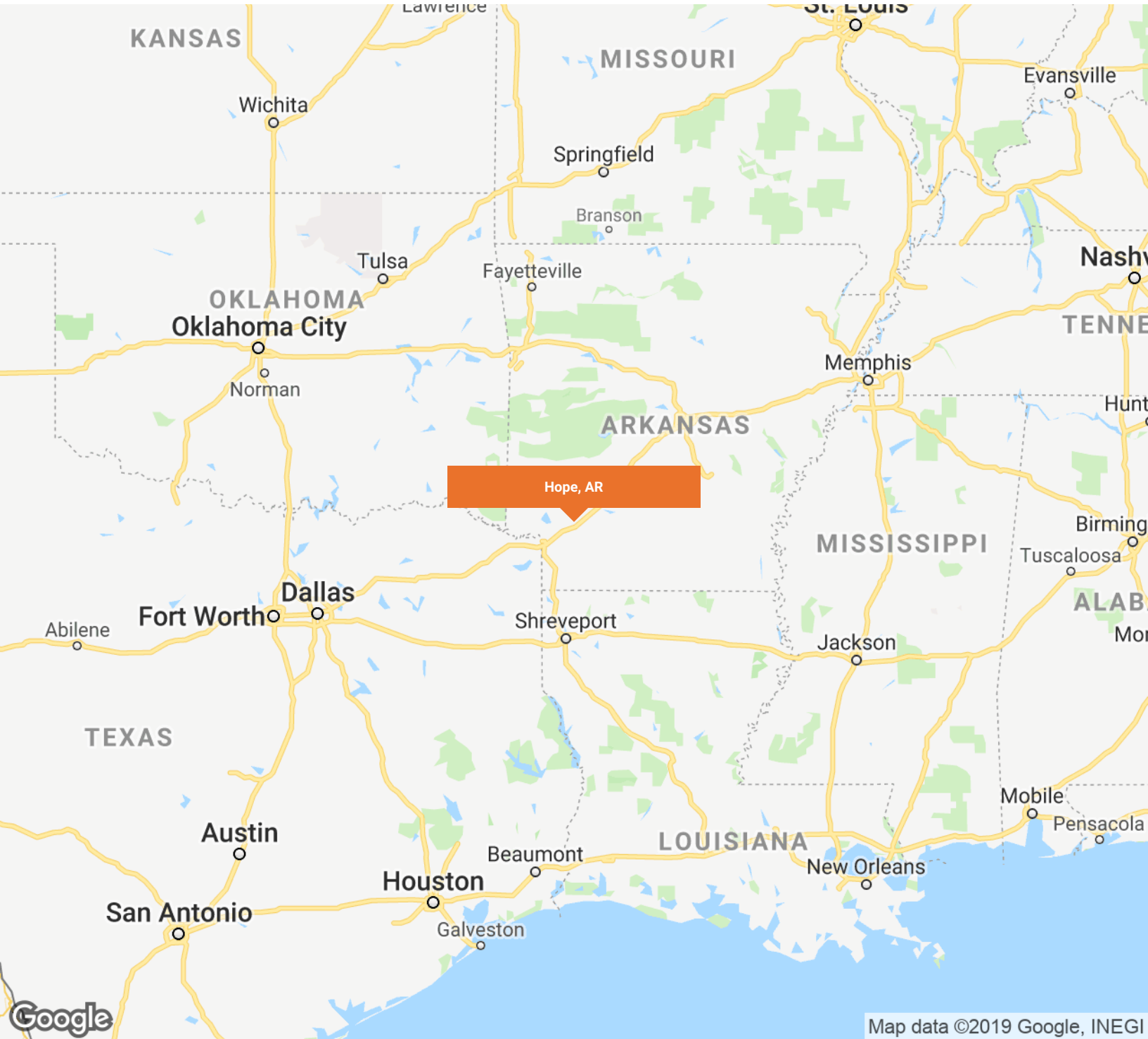


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# Regional Map

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# About Hope

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## MAJOR AREA EMPLOYERS

### Major manufacturers or other large employers in community

Company Name	Location	Product	Employment	Union Name
Tyson Foods, Inc	Hope	Poultry	1249	Meatcutters / Butchers
Southern Bakeries, LLC	Hope	Rolls & Muffins	380	none
Wal-Mart	Hope	Retail	311	None
New Millennium	Hope	Steel Joist	220	None
Wadley Hospital	Hope	Medical Services	144	None
Georgia-Pacific	Hope	Particle board	125	None
UA-Hope	Hope	2-Year College	109	None
Brentwood	Hope	Molded Plastics	85	None
Klipsch Group	Hope	Loudspeakers	61	Carpenters/Joiners
Amenities South	Hope	Railroad Ties	52	None
Hexion	Hope	Resin	28	None
Oldcastle	Hope	Ammonium Nitrate, Horticulture Mixes, Potting Mixes, Peats & Mamres	27	None
Funder America	Hope	Laminated Board	25	None
Hope Concrete	Hope	Ready-Mixed Concrete	22	None
Pyramid Plastics		Extrusions/Chemicals	16	None
Star Publishing Company	Hope	Daily & Wkly Newspapers	15	None

## POPULATION

	2000	2010	2015	Present
City	10,701	10,095	9,891	10,000
County	23,587	22,957	22,084	23,000
State	2,673,400	2,915,918	2,978,204	N/A

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