

■ NOW AVAILABLE FOR LEASE

INDUSTRIAL FLEX SPACE - CLARKSVILLE, ARKANSAS



4,500 SF INDUSTRIAL FLEX SPACE

4,500
TOTAL SF

4
PRIVATE OFFICES

2
Roll up doors

1
CUSTOMER ENTRANCE

I-40
HWY ACCESS

POSITIONED IN CLOSE PROXIMITY TO THE HYPER SCALE DATA CENTER PROJECT

This 4,500 SF industrial flex building offers a versatile combination of finished office space and open warehouse — suitable for contractors, logistics operators, equipment suppliers, service businesses, distribution, light manufacturing, and much more.

Drive-in access, 4 private offices, customer entrance & restroom — move-in ready and fully functional from day one.



WHAT'S INCLUDED

4 PRIVATE OFFICES

Finished suites w/drop ceilings & vinyl plank flooring.

2 ROLL-UP DOORS

Grade-level drive-in w/large concrete apron for trucks.

ON-SITE RESTROOM

Functional restroom in place — no build-out needed.

FLEXIBLE USE

Suits contractors, logistics, tech support, distribution & more.

CUSTOMER ENTRANCE

Glass storefront entry — ideal for client-facing operations.

OPEN WAREHOUSE

Clear-span concrete — flexible for any use.

MOVE-IN READY

Lighting, HVAC & utilities throughout — operational day one.

4,500 SF TOTAL

Combined office + warehouse under one roof — true flex space.

Offered By: **Lindsay Curran - Collier and Associates**

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**Agent has ownership interest*

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MLS# 1325948