



## **PROPERTY OVERVIEW**

Now available for sale in Jonesboro, Arkansas, this ± 4,000 SF commercial building sits on approximately ± 0.87 acres. The property offers a versatile layout with space for showroom, office-use, shipping / receiving warehouse, and fenced outdoor storage. The building features a covered, ±1,600 SF dock with a 30" dock height and 14-foot ceiling height, providing functionality for a wide range of businesses. This setup is especially well suited for contractors, service providers, or industrial users looking for a flexible site with room to work, store equipment, and operate efficiently.

The property is located at 4604 Distribution Drive in Jonesboro, Arkansas, with convenient access to I-555. Its position allows for easy transportation of materials, equipment, and goods, making it a strong fit for service-based operations and light industrial use. The large fenced lot provides room for expansion, storage, or parking, and the overall layout supports efficient day-to-day business activity.

## **HIGHLIGHTS**

- ± 4,000 SF Commercial Building on ± 0.87 Acres
- ± 1,600 SF Showroom & Office Space and Two (2) Outdoor Storage Lots
- = ± 2,400 SF Warehouse Area
- ± 1,600 SF Covered Dock Space
- ± 22,000 SF Fenced Outside Storage
- Ideal Setup for Contractors, Service Businesses, or Light Industrial Users
- Flexible Use Potential Across Multiple Commercial Categories

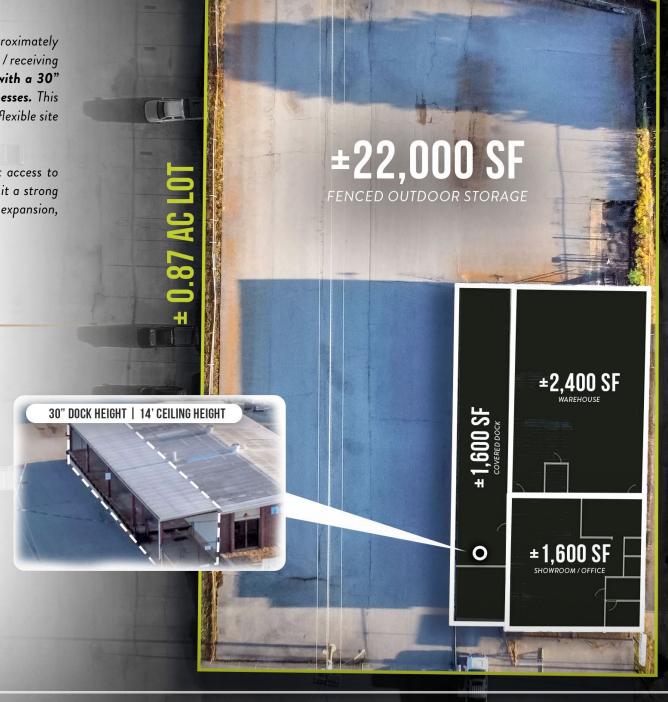
### SALE INFO

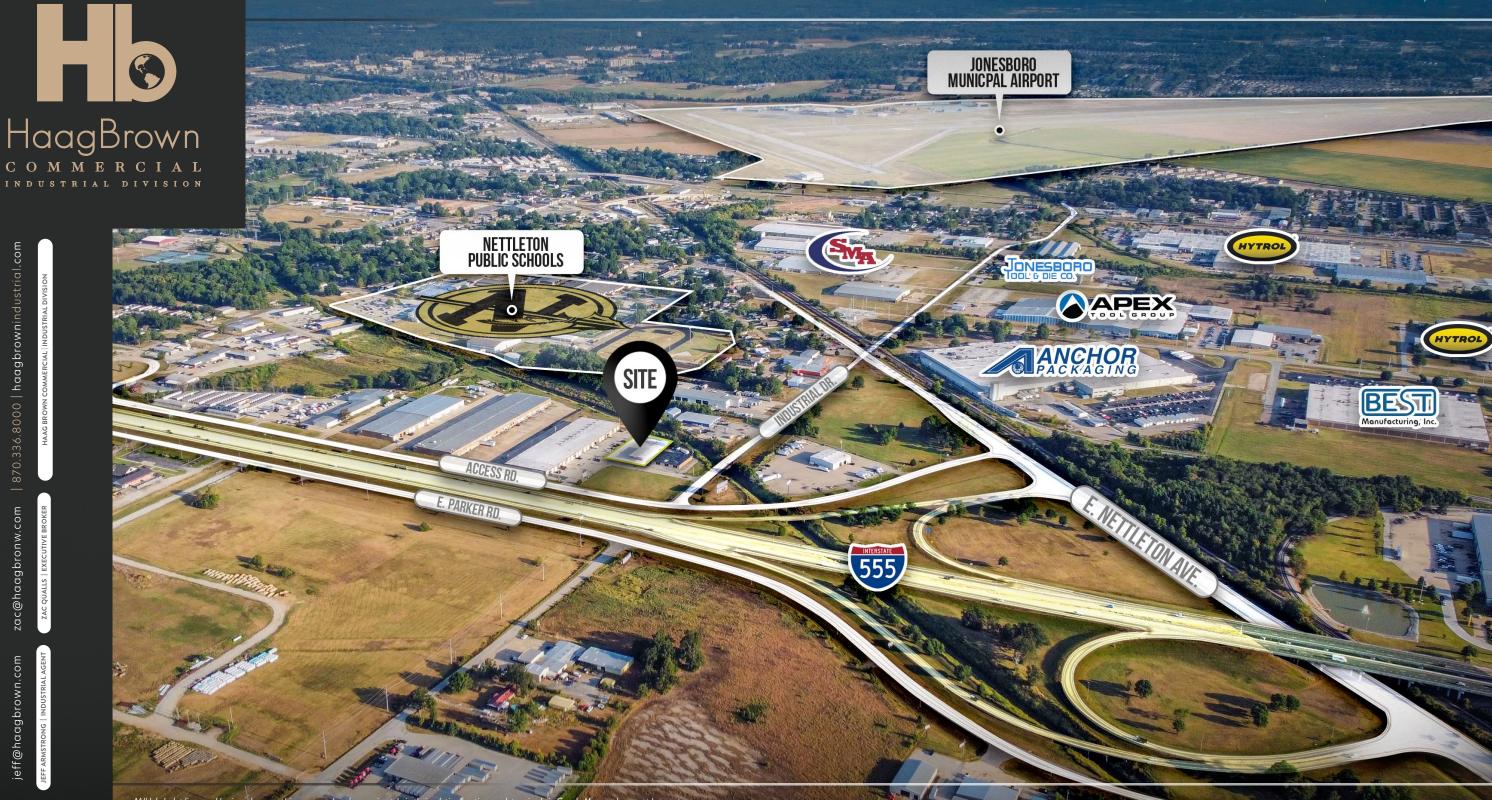
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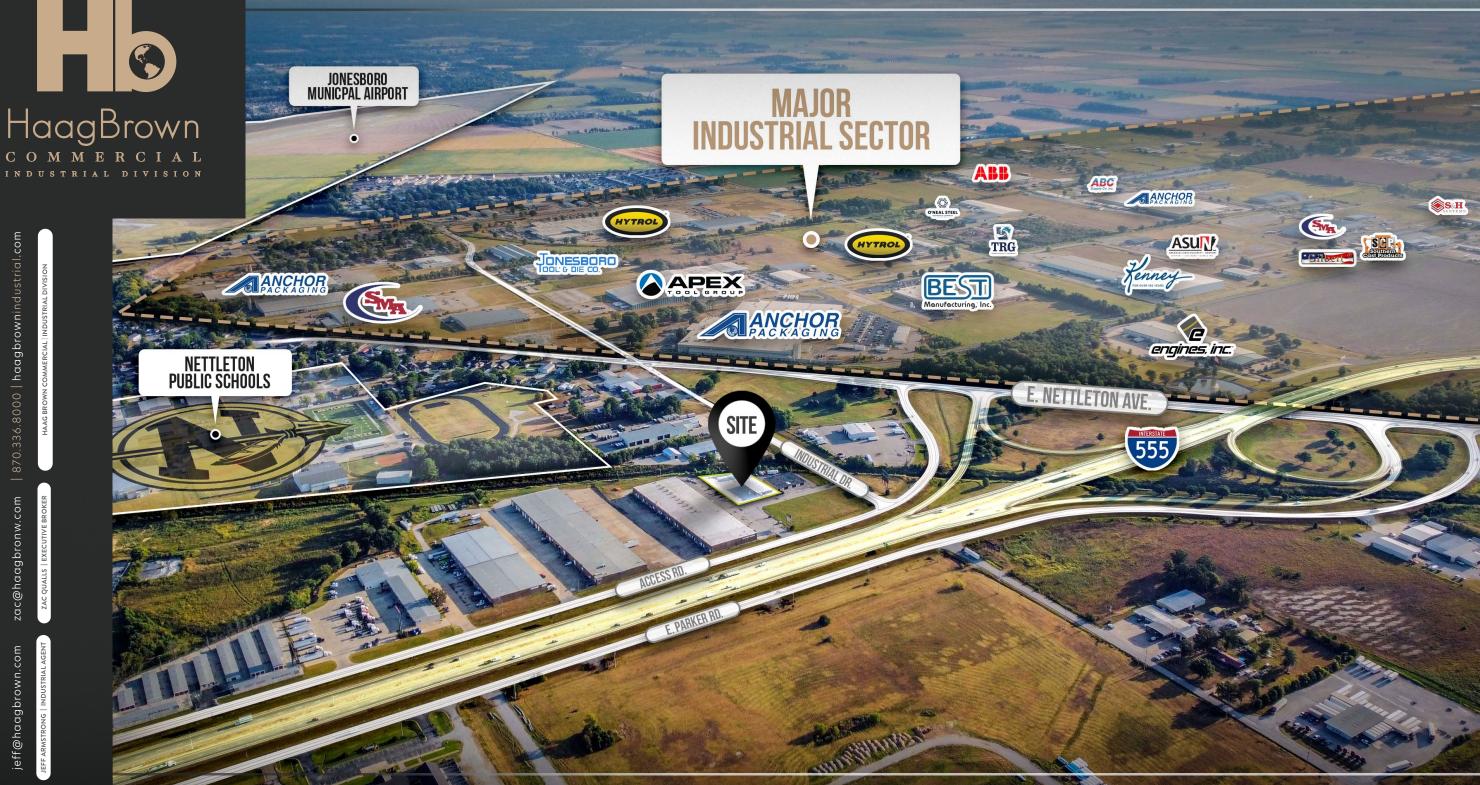
± 0.87 AC | ± 4,000 SF BUILDING

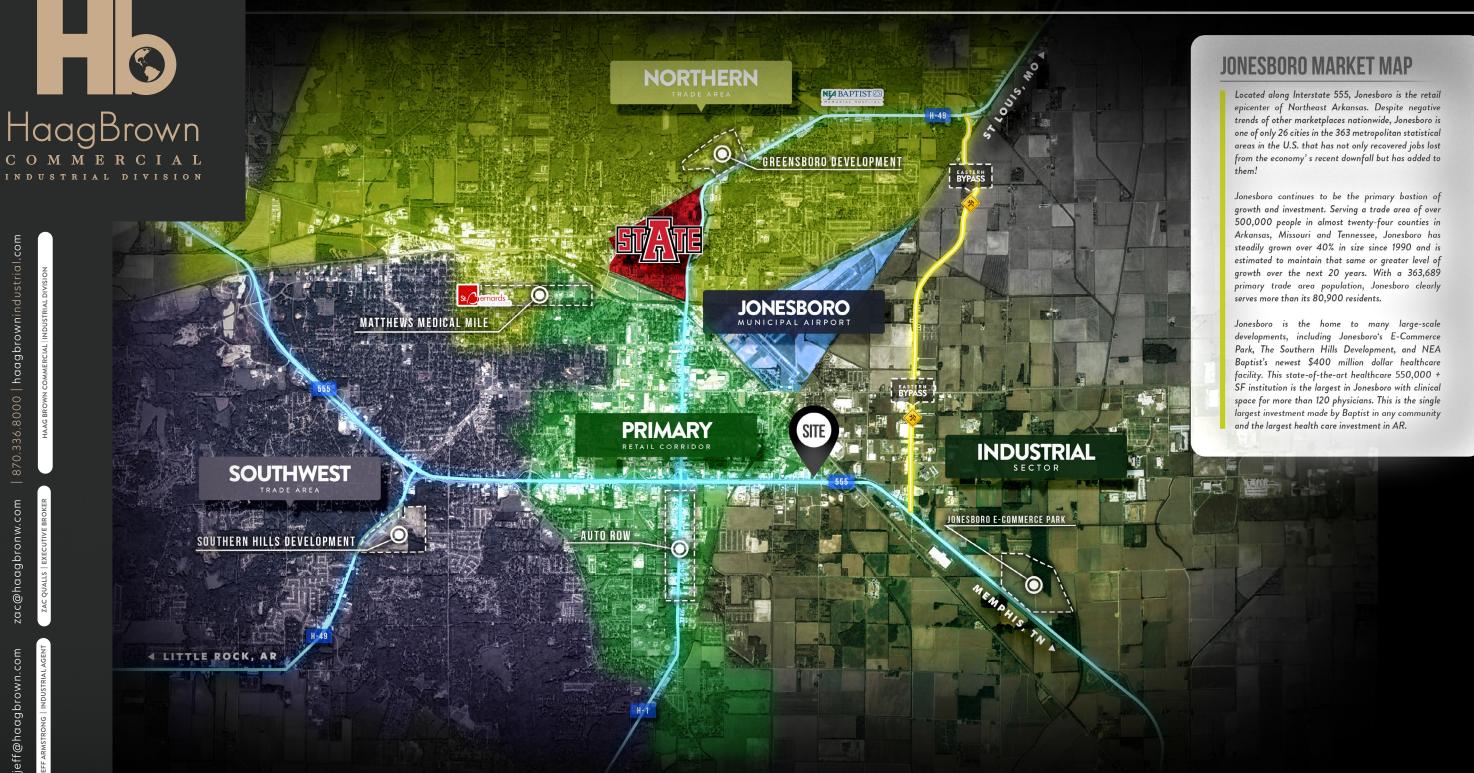
SALE PRICE

\$549,000











66 Our mission at Haag Brown Industrial is to be the best industrial real estate brokerage company while leading our clients to success. Our mission is to put our client's needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.

Haag Brown Industrial is the region's authority on listing & selling industrial land, warehousing & logistics facilities in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to provide real estate solutions for e-commerce. Information to make the most informed decision is of upmost value to our clients. We have the character, experience & education needed to be the best industrial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV. JONESBORO, AR

OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWNINDUSTRIAL.COM



# **JEFFARMSTRONG**

Industrial & Logistics Brokerage



jeff@haagbrown.com

870.336.8000

Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

### INDUSTRIALROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

### ACHIEVEMENTS

United States Air Force: 1991 - 1997

Director of Operations at Armor Seed: 2005 - 2017

Agriculture Business - Arkansas State University: Bachelor's 1998

# ZACQUALLS

## Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

zac@haagbrown.com

870.336.8000 (y) (in)



### REPRESENTED CLIENTS

CINTAS:

Jonesboro, AR

THE SENSORY SHOP:

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS:

Jonesboro, AR

**CONTINENTAL COMPUTERS:** 

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC:

Jonesboro, AR

**ONSITE OHS, INC:** 

Jonesboro, AR

**FAMILIES, INC:** 

Jonesboro, AR

FOCUS.INC:

Jonesboro, AR

KIDSPOT:

Jonesboro, AR

**ARKANSAS MUSCLE:** 

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE:

Jonesboro, AR

**REMAX:** 

Jonesboro, AR

JONESBORO TOTAL HEALTH:

Jonesboro, AR

LONG ELECTRIC:

Jonesboro, AR

### SIGNIFICANTTRANSACTIONS

S. CARAWAY CENTER: Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS: THE RESERVE: Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS: THE RESERVE: Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER: Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING: Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING: Jonesboro, AR

### ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award: (\$21MM+ in Volume) - 2022, 2023 Double Diamond Award: (\$14MM+ in Volume) - 2021

Platinum Level Award: (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007