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INDUSTRIAL BUILDING FOR SUBLEASE

1601 Hwy 49B, Paragould, Arkansas



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Property Understanding

OVERVIEW

Offering	For Sublease
Lease Rate/Type	\$4.75/SF/YR Absolute Net
Address	1601 Hwy 49B
City/State	Paragould, AR 72450
Property Type	Manufacturing/Warehouse
Building Size	±408,667 SF (±8,000 SF Office) *can be subdivided

See next page for additional building details.

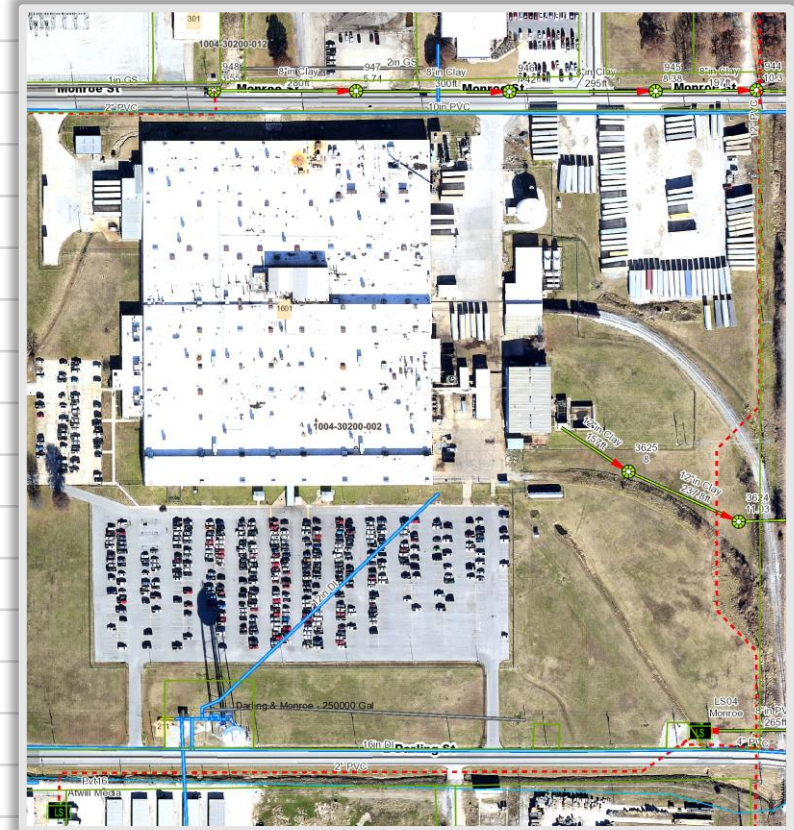
PROPERTY HIGHLIGHTS

- Modern industrial facility with a durable and functional exterior
- The structure is composed of concrete tilt-up walls in key areas, providing stability, fire resistance, and insulation, while the metal panel siding adds a lightweight, cost-effective, and weather-resistant finish
- New roof and LED lighting conversion in 2018
- With the fifth lowest utility costs in the state, Paragould's operational expenses for power are far lower than many other regions
- The facility is close to downtown, a community airport, and a rail spur with significant recent investment
- New housing projects nearby make the location more attractive for employees
- Learn more about why Paragould is the perfect place for business growth and innovation [here](#)



Building Details

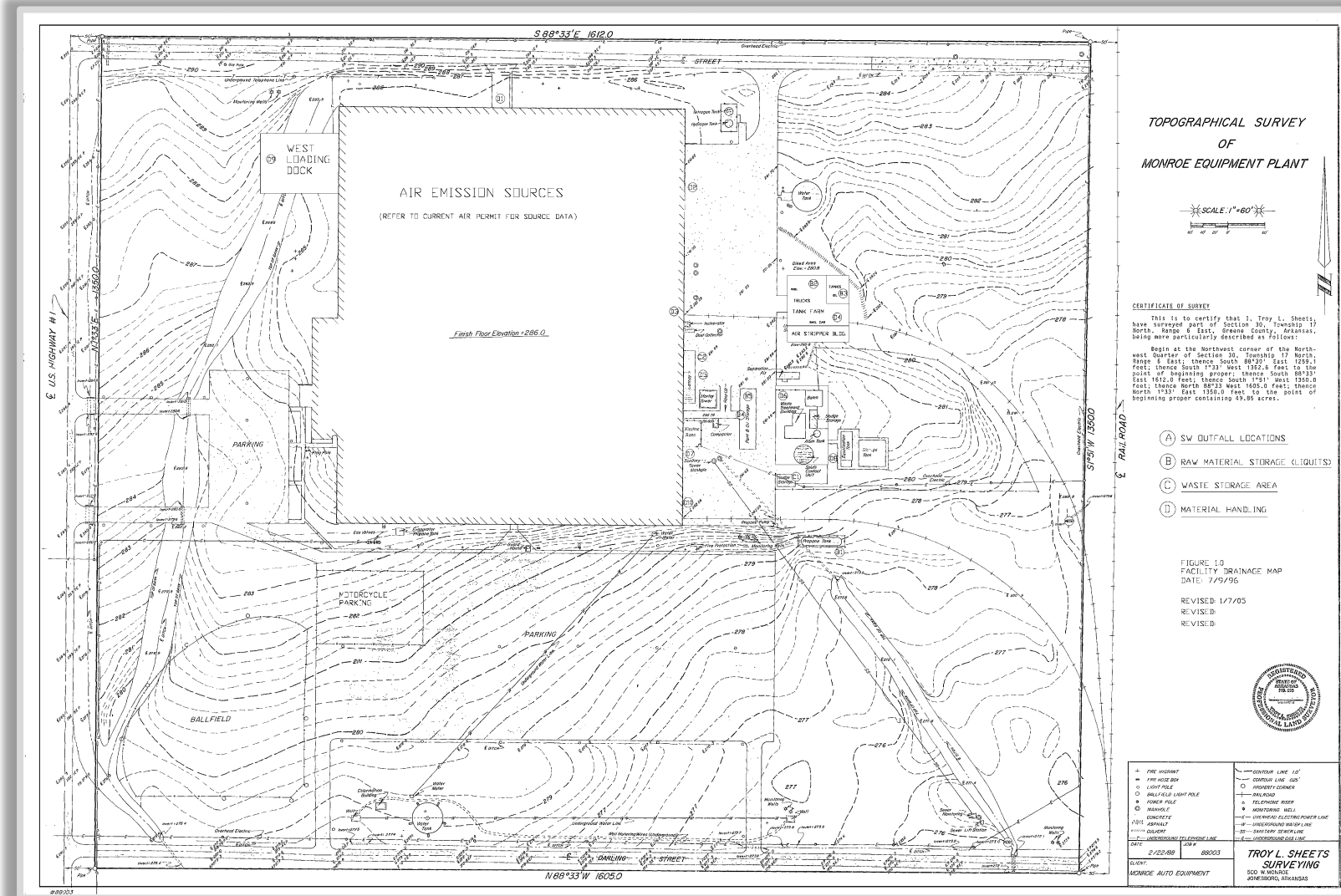
Building Size	±408,667 SF
Number of Buildings	6 (plus 7 ancillary structures)
Lot Size	±45.44 Acres
Year Built/Renovated	1970/1994/1999/2015/Office Renovated in 2022
Parking	788 parking spaces; parking lot replaced in 2021
Roof	Replaced (office area and north side of main plant only) in 2021
Crane	3 functioning overhead 10T cranes
Ceiling Height	25' – 30'
Column Spacing	40' x 50'
Doors	13 dock doors, 3 floor level doors
Floor Material	Concrete
Heating	Yes
Air Conditioning	No, but fresh air in production area
Floor Material	Concrete
Electricity	Paragould Municipal Utility
Water	Paragould Municipal Utility
Telecommunications	AT&T
Natural Gas	Yes
Sewer	Yes; 8" sewer line on north side of building across Monroe Street & 12" sewer line on east side of treatment building behind the main building
Fiber	Yes (AT&T)
Fire Protection Sprinklers	Yes; Sprinkler Type Wet, excluding chemical storage area
ISO Rating	ISO 9001

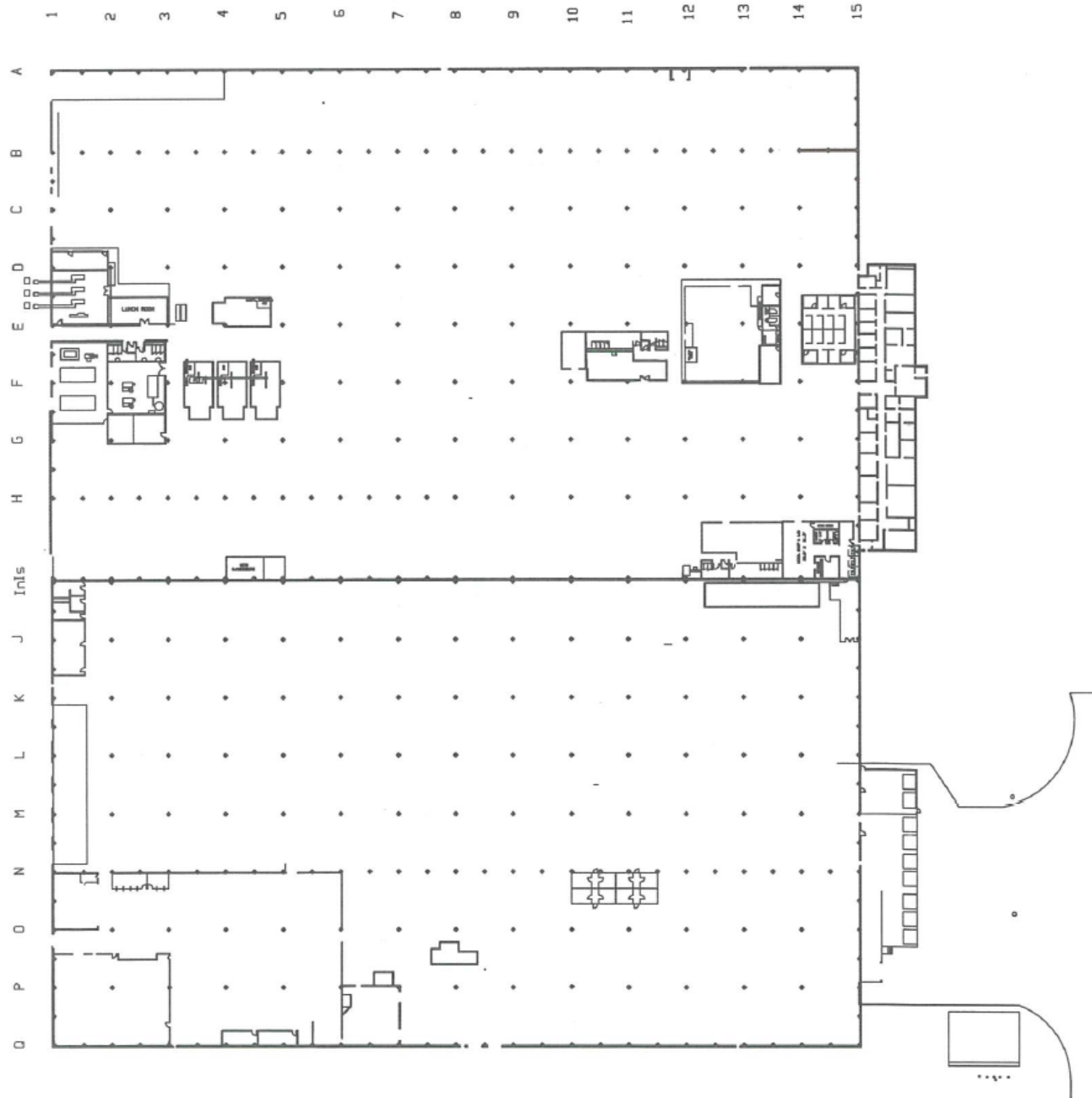


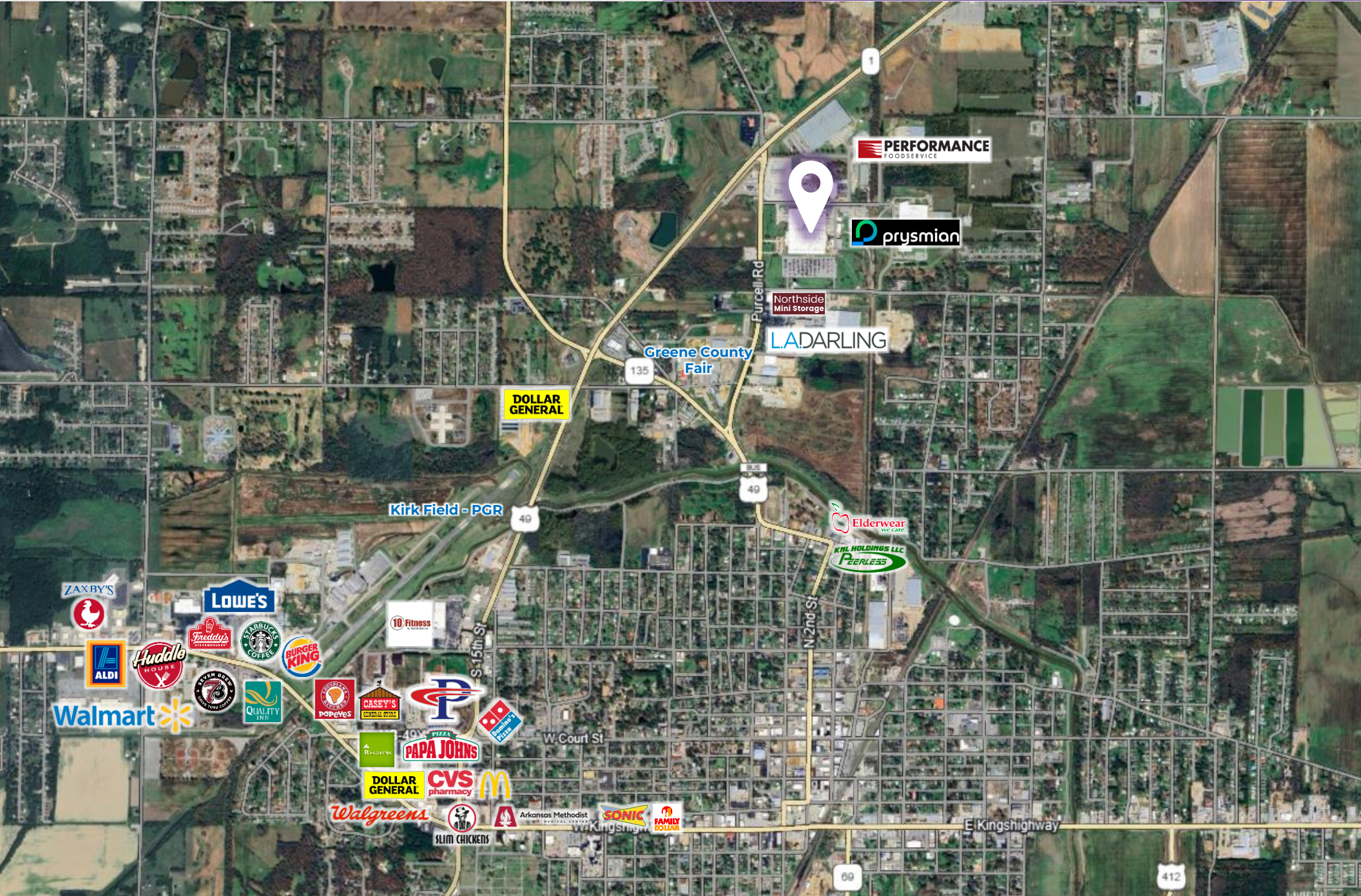
Building Summary



Building	Square Feet	Year Built	Framing	Exterior Walls	Roof Material	Sprinklered	HVAC	Doors
1. Main Building: Plant	±387,689	1970	Steel (wide flange)	Metal Panels	TPO	Yes	Individual Units	13 dock doors, 3 floor level doors
1. Main Building: Office	±8,036	2022 (Renovated)	Concrete (CMU)	Concrete (tilt up)				
2. Paint and Oil Storage Building	±2,328	1970	Steel (I Beam)	Metal Panels	TPO	Yes	Individual Units (Heat Only)	
3. Air Stripper Building	±2,800	1994	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Dock
4. Waste Treatment Building	±10,240	1999	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Roll up
5. Air Gas Building	±506	1999	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Roll up
6. Pallet Storage Building	±1,700	2015	Steel (I Beam)	Metal Panels	Standing Seam Metal	No	No	No







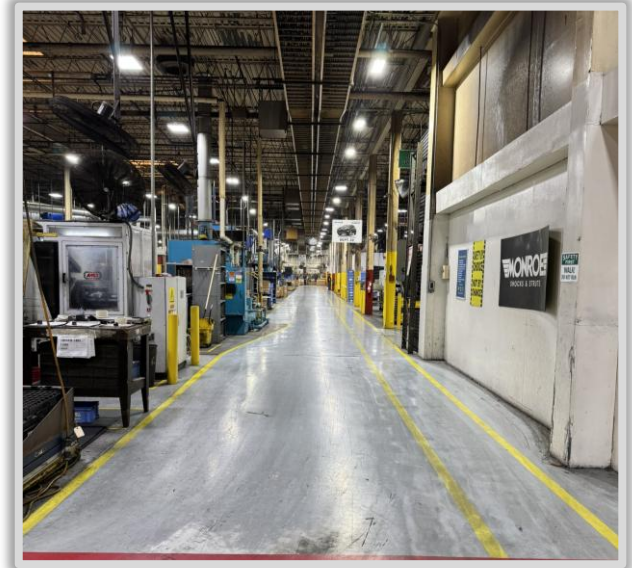
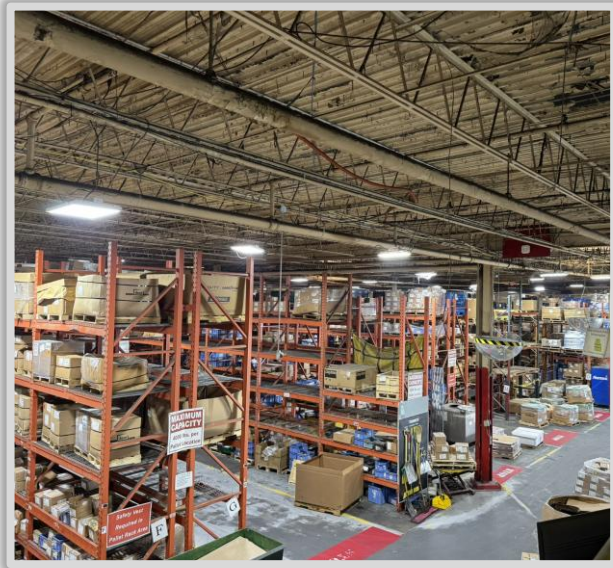


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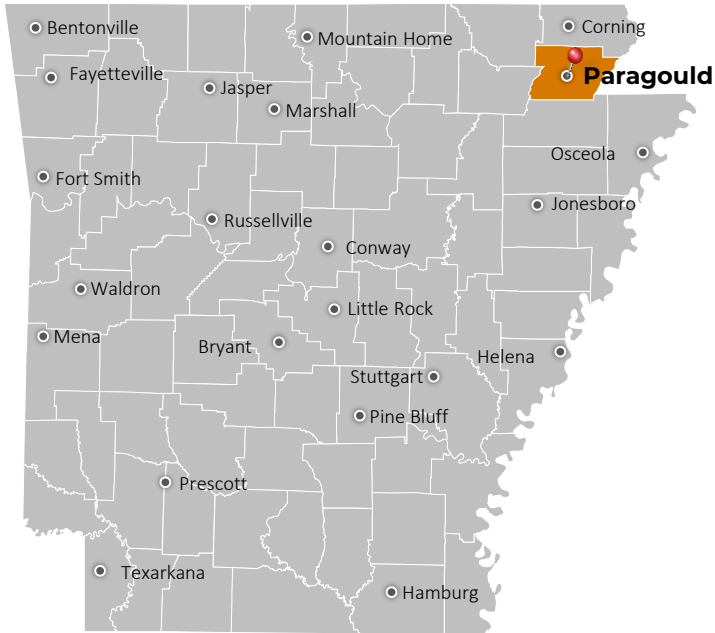
EXTERIOR PHOTOS







Paragould, Arkansas



As of 2024, Paragould, Arkansas, has an estimated population of 30,808, reflecting a steady growth rate of approximately 0.94% annually since the 2020 census, which recorded 29,656 residents.

Paragould has demonstrated a commitment to fostering economic growth through strategic initiatives. The Economic Development Corporation of Paragould collaborates with local entities to ensure the availability of essential resources such as land, buildings, infrastructure, and workforce training ([City of Paragould](#)). In line with these efforts, the city has undertaken projects like the construction of a new farmers market pavilion near the historic downtown power plant. This initiative aims to stimulate local commerce and enhance community engagement ([Arkansas Money & Politics](#)).

The city has adopted the *Discover Paragould 2042* comprehensive plan, aiming to modernize zoning codes to support quality growth, economic development, and an enhanced quality of life ([Discover Paragould 2042](#)). This forward-thinking approach reflects the community's resilience and commitment to fostering a conducive environment for business and economic prosperity.

DEMOGRAPHICS*

Population

3 MILES

22,636

5 MILES

31,838

10 MILES

43,092

Households

8,801

12,308

16,633

Average Age

38.3

38.8

39.4

Average Household Income

\$60,769

\$65,531

\$68,524

Businesses

588

769

893

*Demographic details based on property location

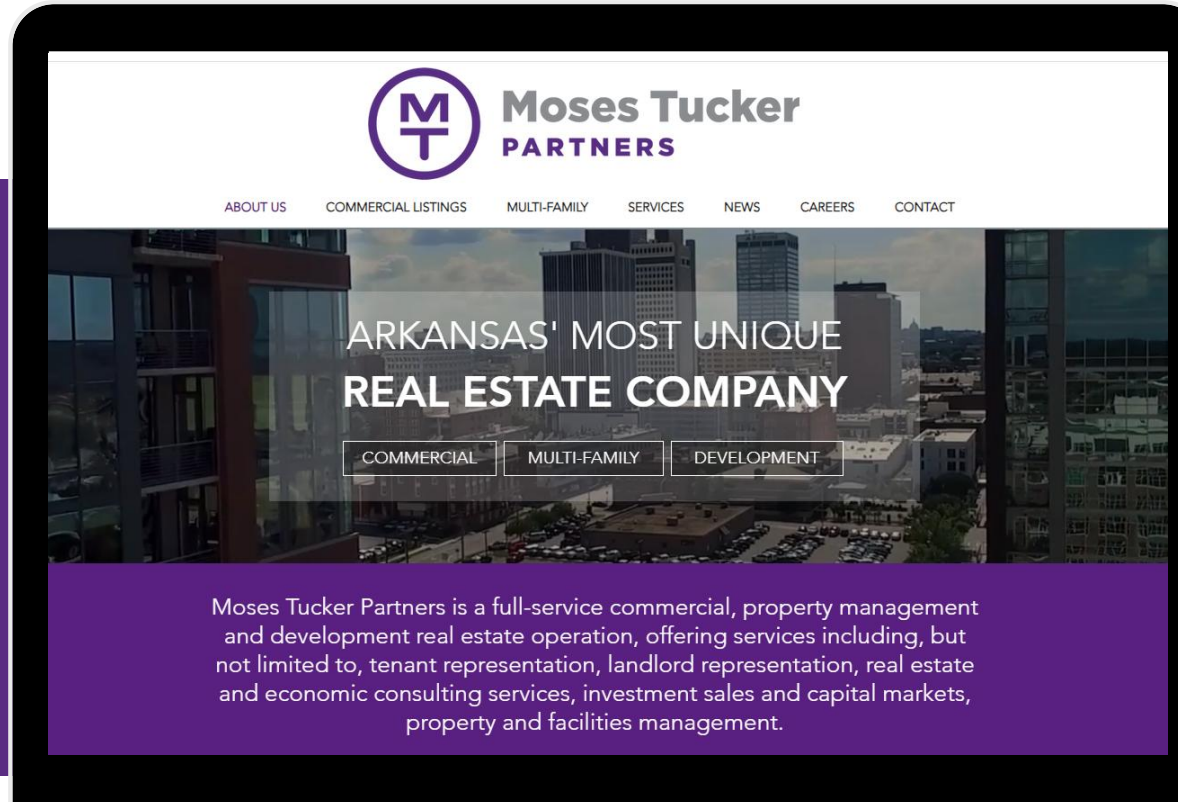
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