

LIGHT MANUFACTURING/INDUSTRIAL BUILDING FOR SALE

750 & 810 W 3rd St | Gentry, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT HAIRSTON

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AVAILABLE

Industrial Building: ±39,724 SF

Recreation Facility: ±3,672 SF

Land: ±5.83 AC

PRICE

\$2,650,000

COMMENTS

- Strategic Location for growth positioned near all of NWA market
- Ideal for distribution, manufacturing, last-mile delivery or storage
- Ample power, 3 loading docks, floor drains, and secure fenced 5-acre site
- Priced to sell at \$68 per square foot well below market

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	3,917	7,178	12,207	44,453
AVERAGE HH INCOME	\$72,311	\$80,723	\$87,101	\$90,777
TOTAL HH	1,542	2,725	4,512	16,236

TRAFFIC COUNTS

West 3rd Street - 7,100 VPD



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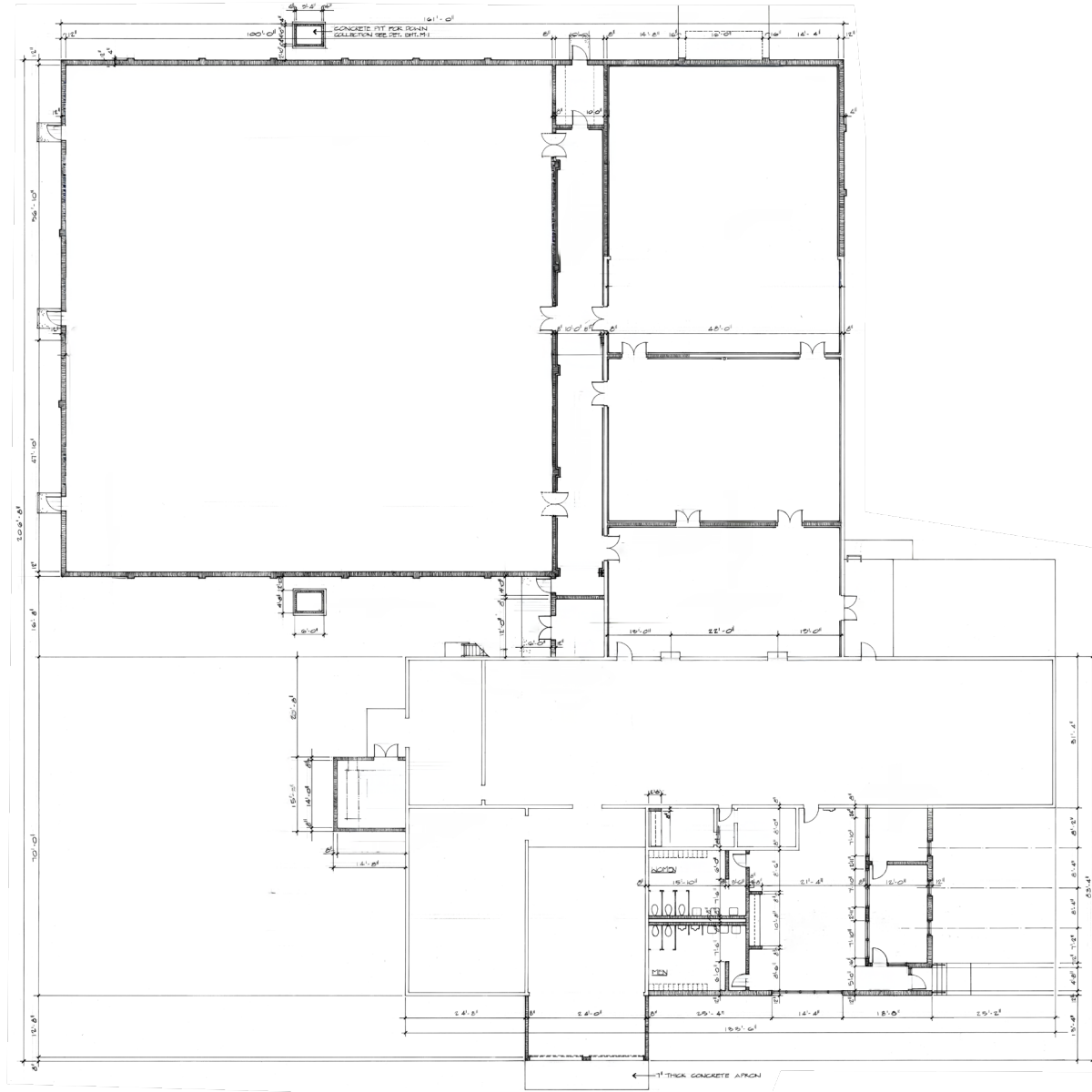
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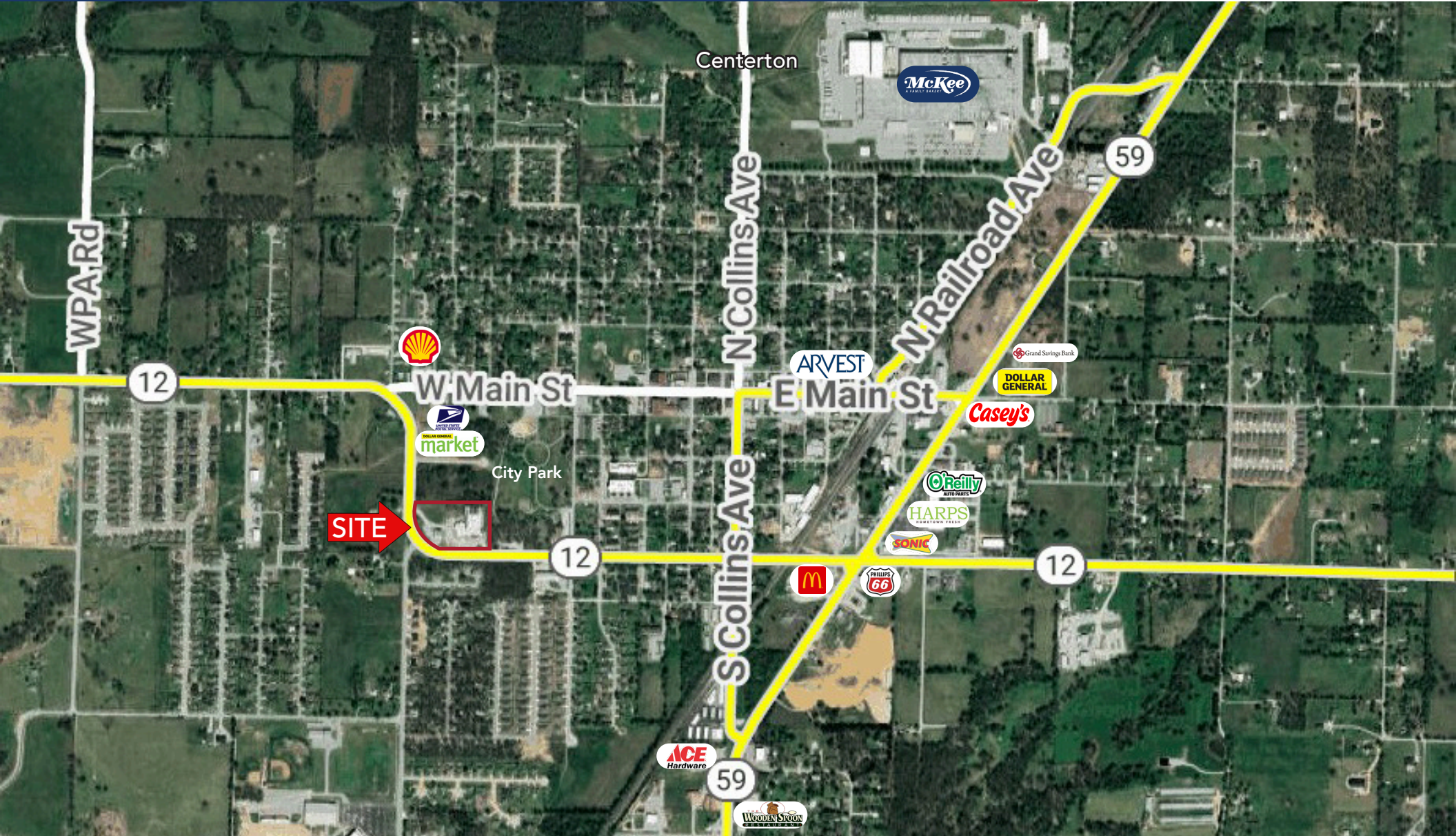
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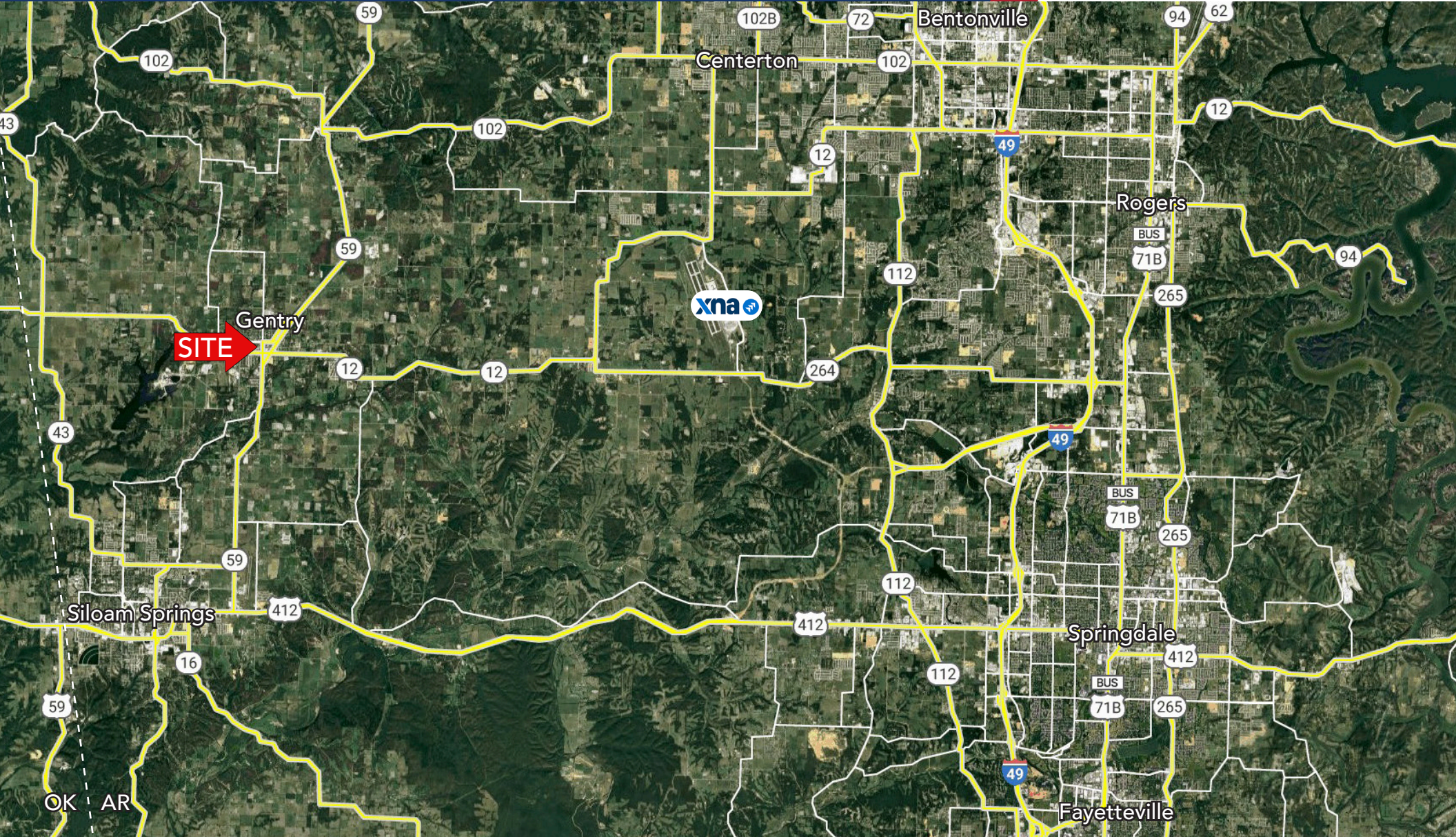
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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BROKERAGE

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