

**FOR SALE**

WAREHOUSE/ DISTRIBUTION FACILITY

Property Highlights

- Sale Price: \$3,900,000 (\$16.90/SF)
- 230,745 ± SF charcoal production, warehousing, and distribution facility
- Lot Size: 20.78 ± AC
- Direct access to the Arkansas & Missouri Railroad and Union Pacific Railroad
- 10 dock-high doors on the east side facilitate loading onto train cars, while 5 dock doors on the south side serve truck loading
- Easy access to Shepherd of the Hills Expy

For more information, please contact:

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