

FOR LEASE

- ±11,250 SF NEW CONSTRUCTION FLEX SPACE



HaagBrown
COMMERCIAL
Real Estate & Development

📍 1600 S. 2ND AVE | PARAGOULD, AR



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PROPERTY OVERVIEW

FLEXIBLE BY DESIGN. BUILT FOR BUSINESS.

Elite Industrial Park offers modern move-in-ready flex space for businesses that need both polished office space and practical warehouse capacity.

Completed in 2026, the property offers suite sizes from 1,250 SF to 8,750 SF with private offices, restrooms, insulated warehouse areas, 14-foot overhead doors, peak ceiling heights over 20 feet, 110V and 220V electrical service, water and sewer included, designated parking, 24/7 access, and represented build-to-suit flexibility.

FLEXIBLE SCALE

Availability ranges from 1,250 SF to 8,750 SF, allowing users to right-size space as operations evolve.

FUNCTIONAL ACCESS

Each represented unit includes a 14-foot overhead door, dedicated entry, four designated parking spaces, and 24/7 access.

MODERN UTILITY

Private office and restroom space complements insulated warehouse areas with represented 110V and 220V service.

OFFERING

AVAILABLE FLEX SPACE.

Choose a suite size that fits current operations, with represented options to combine space or pursue a customized layout.

PROPERTY	SIZE	STRUCTURE
FLEX SUITES New-construction office and warehouse space	1,250-8,750 SF	FOR LEASE



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DISCUSS THE OFFERING

Availability, suite configuration, build-to-suit scope, exterior storage, utility capacity, operating expenses, and lease terms must be confirmed through the listing team.



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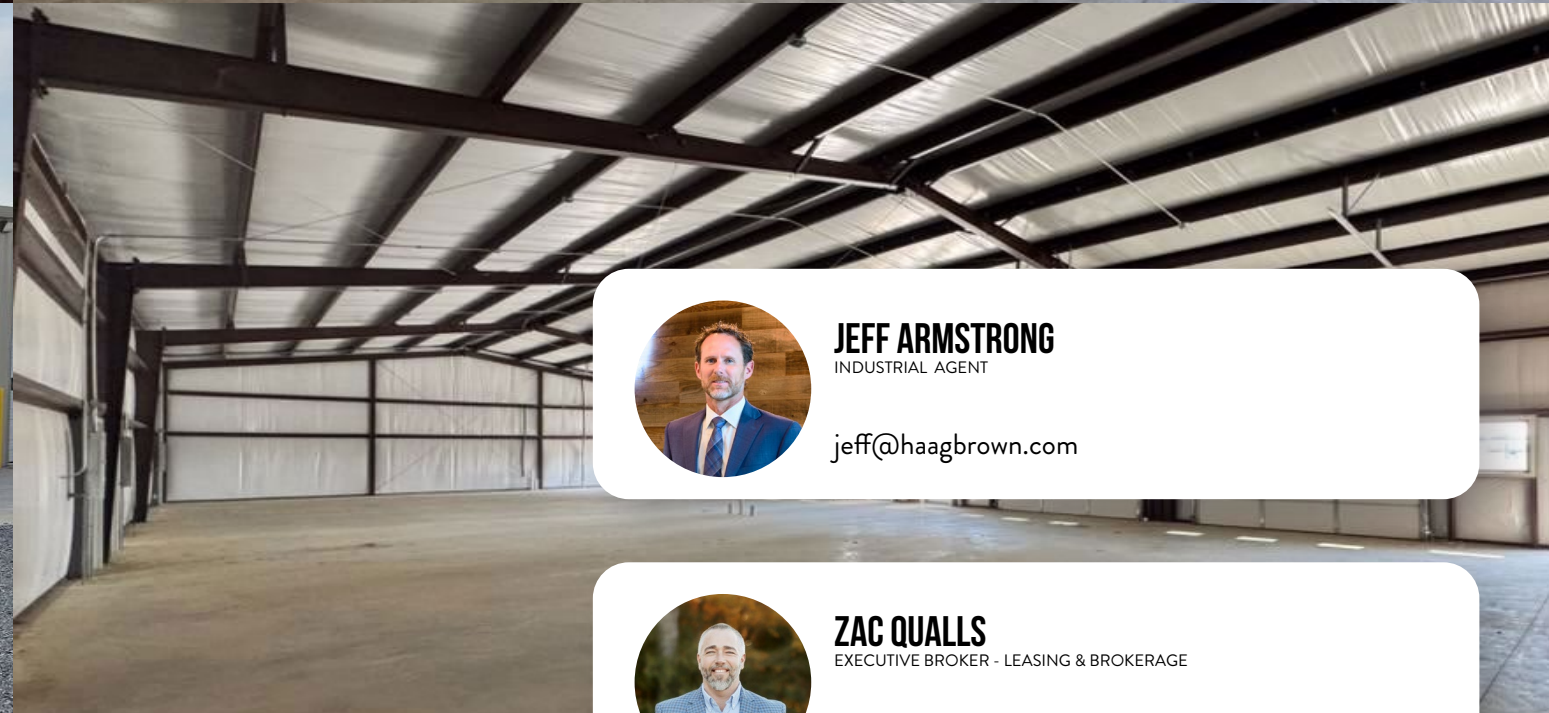
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