



701 W Central Avenue

Warren, Arkansas 71671

88,300 SF Industrial / Warehouse on 3.5 Acres

FOR LEASE • \$2.00 / SF / YR • TRIPLE NET (NNN)

Property Overview

701 W Central Avenue is an 88,300 SF metal industrial / warehouse building on 3.5 acres in Warren, Arkansas. The single-story facility offers flexible, multipurpose space anchored by a 15,000 SF column-free clear-span area on the east end. Loading is provided by two dock-high doors on the west side and a 14' street-level drive-in door at the southeast corner, giving both dock and grade access. Clear height is approximately 12' throughout. A partial office build-out has been started near the center of the building (by the single south entry door) and can be completed to a tenant's specifications. The building features modern LED lighting (upgraded 2017), three-phase power, and municipal gas, water, and electric service. On-site parking accommodates 100+ vehicles. Available for occupancy August 1, 2026 at \$2.00/SF/year on a Triple Net basis. Roof and building envelope will be addressed to deliver the space water-tight as part of a negotiated lease; build-out and repair scope available to discuss with interested tenants.

Property Highlights

- 88,300 SF on 3.5 acres
- 15,000 SF column-free clear-span area
- 2 dock-high doors (west) + 14' drive-in door (SE corner)
- Up to 12' clear height
- Modern LED lighting (2017)
- Three-phase power
- 100+ parking spaces
- Partial office build-out — completable to suit
- Offered at \$2.00/SF/Yr NNN

Lease Terms & Available Space

Asking Rate	\$2.00 / SF / Year
Service Type	Triple Net (NNN)
Available Space	±1st Floor — 88,300 SF (divisible to discuss)
Use	Industrial
Lease Term	3–5 years, negotiable
Available	August 1, 2026

Building Facts

Property Type	Industrial / Warehouse
Building Size (RBA)	88,300 SF
Land Area	3.5 acres
Floors	1 (single-story)
Year Built	1965
Building Class	C
Construction	Metal
Clear Height	Up to ~12'
Clear-Span Area	15,000 SF (column-free, east end)
Loading	2 dock-high doors (west); 14' street-level drive-in (SE corner)
Office	Partial build-out in progress (center, by south door)
Power	3-phase
Utilities	Gas, Water, Electric
Parking	100+ spaces (≈1.13 / 1,000 SF)
Tenancy	Single or multi-tenant
APN / Parcel	702-00185-000C (Bradley County)
Zoning	Industrial — City of Warren (verify)
Est. R.E. Taxes	~\$3,353 / yr (2025)

Space Notes

88,300 SF of flexible industrial / warehouse space. 15,000 SF column-free clear-span area on the east end, adjacent to the 14' drive-in door at the southeast corner. Two dock-high loading doors on the west side. Single personnel door on the south wall with an adjacent partial office build-out (unfinished) that can be completed to suit. Up to 12' clear height, modern LED lighting (2017), three-phase power, 100+ parking spaces. Triple Net. Roof and building envelope will be addressed to deliver the space water-tight as part of a negotiated lease. Build-out and repair scope available to discuss with interested tenants.

Site Plan / Building Layout

701 W CENTRAL AVE • WARREN, AR 71671

88,300 SF Industrial / Warehouse • 3.5 Acres • Single-Story

\$2.00 / SF / YR NNN



- PROPERTY FEATURES**
- 88,300 SF on 3.5 acres
 - 15,000 SF clear-span area
 - 2 dock-high doors (west)
 - 14' drive-in door (SE corner)
 - Partial office build-out
 - Up to 12' clear height
 - Modern LED lighting (2017)
 - 3-phase power
 - 100+ parking spaces



W CENTRAL AVENUE

- Clear-span
- Office build-out (unfinished)
- Dock-high door
- Drive-in door
- Parking / yard

Dimensions and layout approximate, for marketing illustration only. Information from sources deemed reliable but not warranted.

Property Photos



Aerial — building & road frontage



Aerial — site overview



Interior — clear-span, dry floor



Interior — clear-span structure



Interior — depth view



Interior — open clear-span



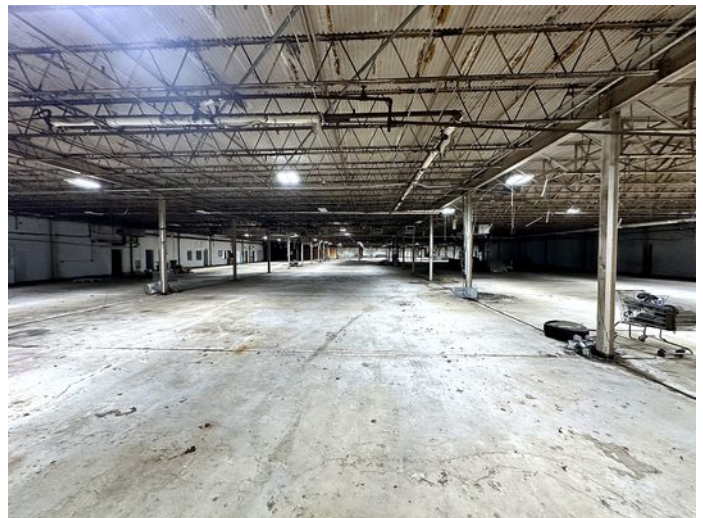
Interior — wide open floor



Interior — overhead loading doors



Interior — older section



Interior — length of building



Aerial — covered loading end



Aerial — opposite angle

All information herein is from sources deemed reliable but is not warranted. Prospective tenants should independently verify all information including square footage, dimensions, utilities, zoning, and condition. Subject to prior lease, change in price, withdrawal, or modification of terms without notice. Marketing is conducted pursuant to an authorized agreement with ownership; all inquiries, tours, and lease proposals should be directed to the listing party. Contact: Sam Sendgraff, Spark Industrial — 918-237-5661.