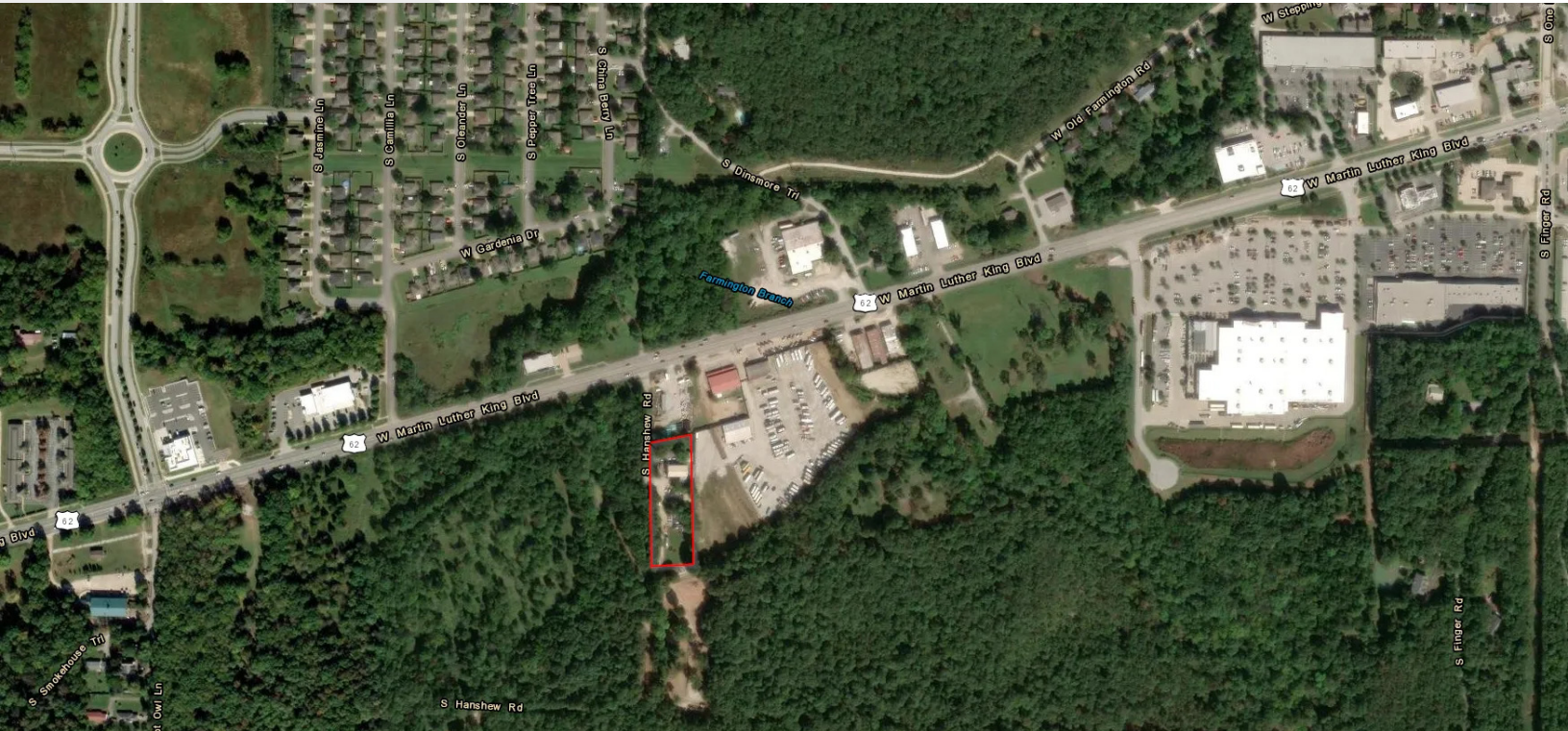


Property Summary

1620 S Hanshew Road, Fayetteville, AR 72701

FOR SALE



PROPERTY DESCRIPTION

4 LOTS In West Fayetteville AR +/- 1.9 ACRES

Introducing 1620 S Hanshew Road, Fayetteville, AR, a prime industrial and manufacturing investment opportunity. This 2,800 SF building, constructed in 2008, offers an expansive floor plan designed to accommodate manufacturing and distribution operations. With generous ceiling heights, efficient column spacing, high-capacity utilities, dedicated truck courts, and ample parking, this facility is tailored to support industrial tenants' needs. Its turnkey interior and durable construction materials make it ready for immediate occupancy, while the flexible floor plan allows for versatile industrial uses.

The property includes a 1470 sf Residential rental house.

Don't miss out on this opportunity to invest in a premier industrial property in the West Fayetteville area.

PROPERTY HIGHLIGHTS

- Spacious industrial facility designed for manufacturing and distribution
- Generous ceiling heights support tall racking and equipment
- Efficient column spacing maximizes usable floor area

OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	2,800 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	37	180	898
Total Population	83	408	2,106
Average HH Income	\$92,973	\$93,004	\$97,563

Jens 'Q' Quilitzsch

918.631.7280

jens.quilitzsch@expcommercial.com

