

SALE

18525 I-30

18525 INTERSTATE 30

Benton, AR 72015

PRESENTED BY:

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AR #PB00063530

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime Interstate 30 commercial property available for owner-occupancy or potential leaseback investment. The property offers exceptional visibility, direct highway frontage, and convenient access, making it ideal for a variety of commercial, industrial, distribution, or service-related uses. Features include showroom/storefront space, warehouse space, extensive storage areas, four overhead doors, and an on-site billboard with additional advertising and income potential. Whether you're seeking a location for your business or an investment opportunity with potential leaseback income, this property offers flexibility in a highly visible Central Arkansas corridor.

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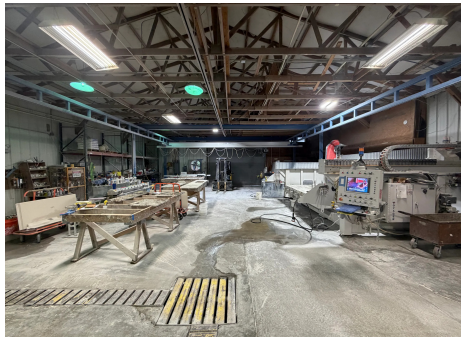
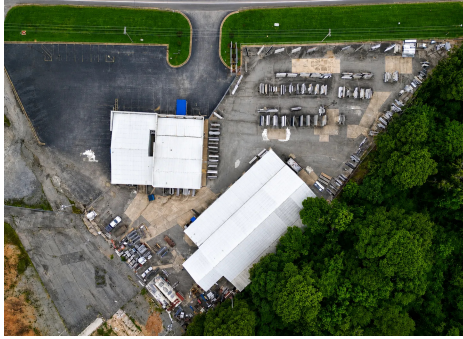
PROPERTY HIGHLIGHTS

- Available for Owner-Occupancy or Leaseback Investment
- Prime Interstate 30 Frontage with Excellent Visibility
- Potential Leaseback Opportunity with Established Local Business
- Flexible Layout Featuring Showroom, Warehouse & Storage Space
- Four Overhead Doors for Efficient Operations & Logistics
- On-Site Billboard Provides Additional Exposure & Income Potential
- Direct Interstate Access in a High-Traffic Commercial Corridor
- Ideal for Commercial, Industrial, Distribution, or Service Users
- Opportunity for Immediate Income Generation Through Leaseback
- Strong Presence in a Growing Central Arkansas Market
- Excellent Relocation, Expansion, or Investment Opportunity
- Rare Combination of Visibility, Functionality, and Flexibility

OFFERING SUMMARY

SALE PRICE:	\$3,600,000
BUILDING SIZE:	12,810 SF

ADDITIONAL PHOTOS



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