



United
Real Estate

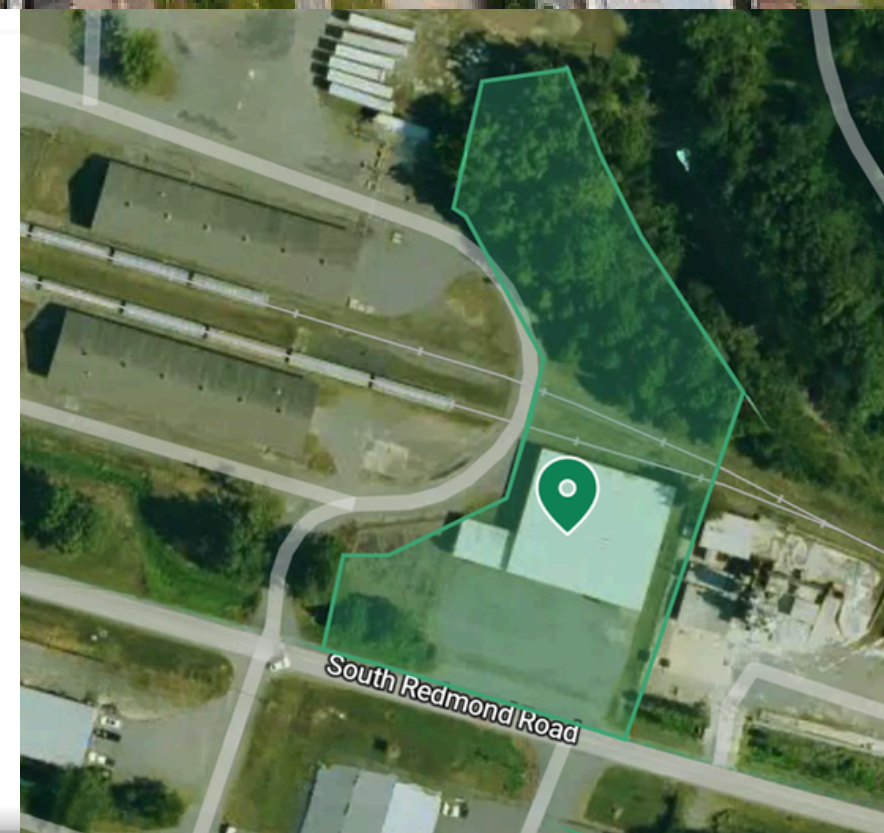
Central AR

KATHERINE HARDISON
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For Lease or Sale

**197 S Redmond Rd
Jacksonville, AR 72076**

Jacksonville
Soaring Higher
Industrial Park





**THE TRUE DIFFERENTIATOR FOR
197 S REDMOND
IS ITS EXTRAORDINARY
MULTI-MODAL ACCESS.**

**Located in the well-established Jacksonville
Industrial Park with easy connections to
I-57 I-440 I-40 I-530 I-30**

**On-site access Union Pacific Rail
Port of Little Rock (20 minutes)
Near Little Rock Air Force Base**



“America’s Most Connected Inland Port”

River

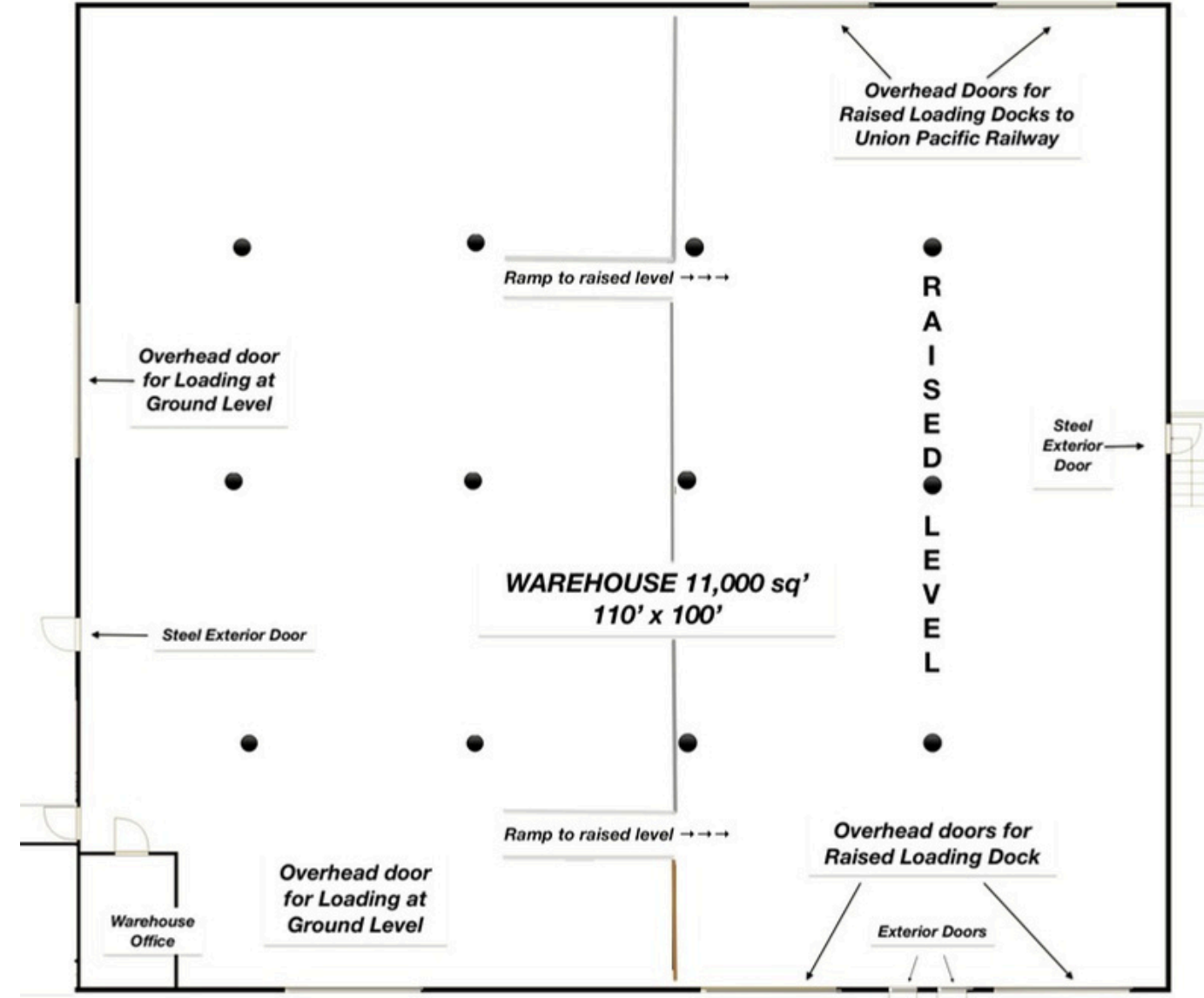
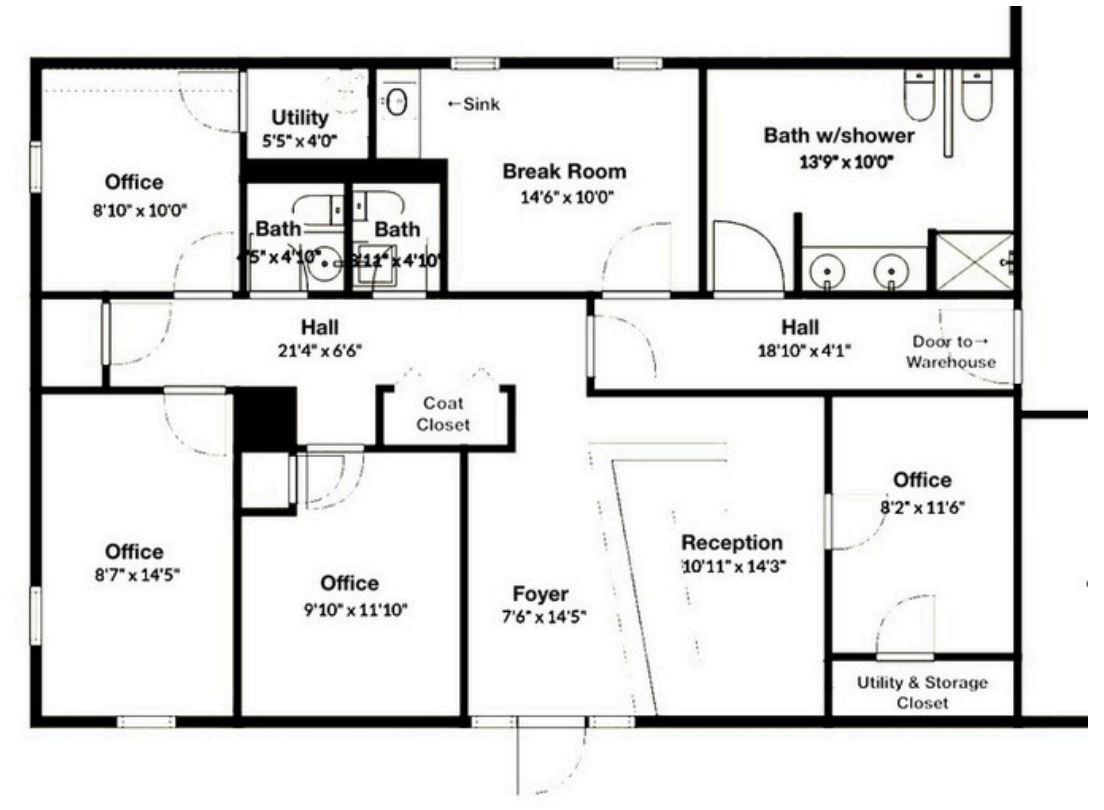
Rail including UP access

Interstates/Roads

Air

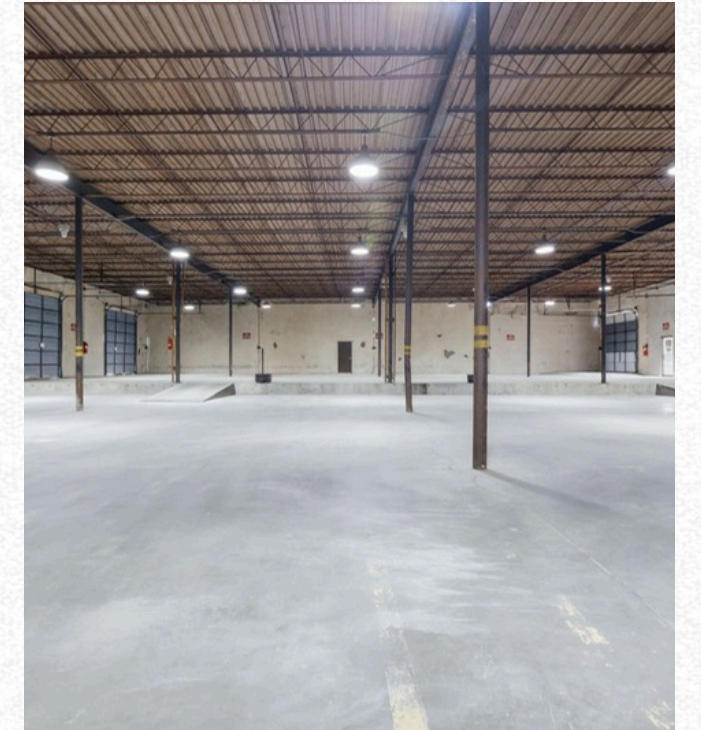
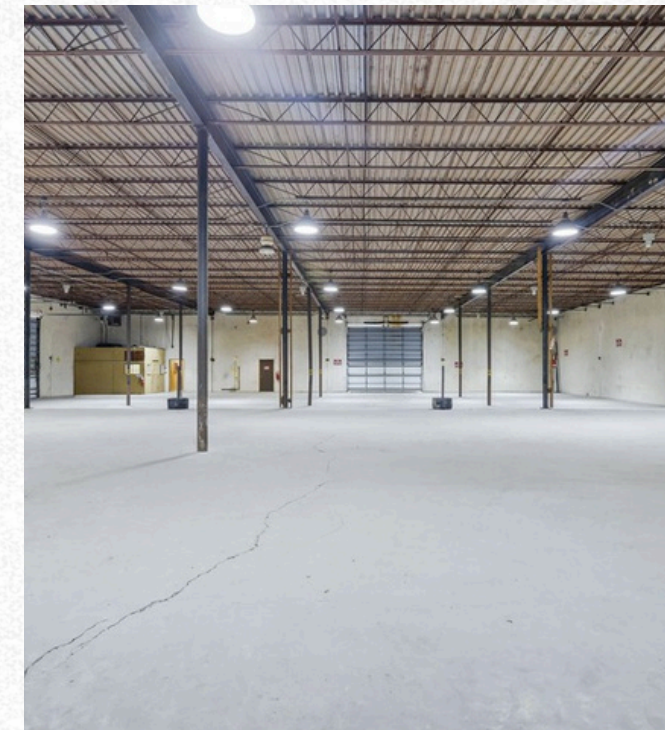
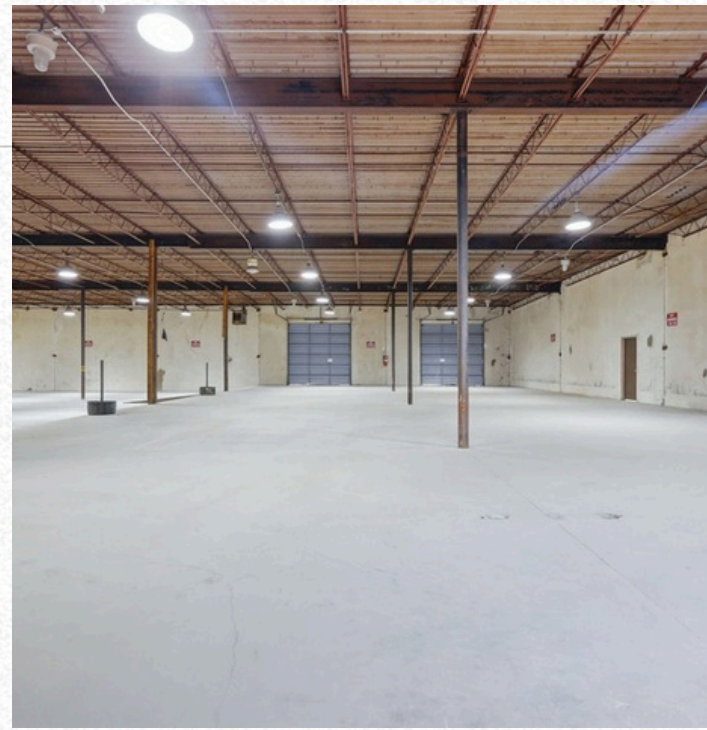
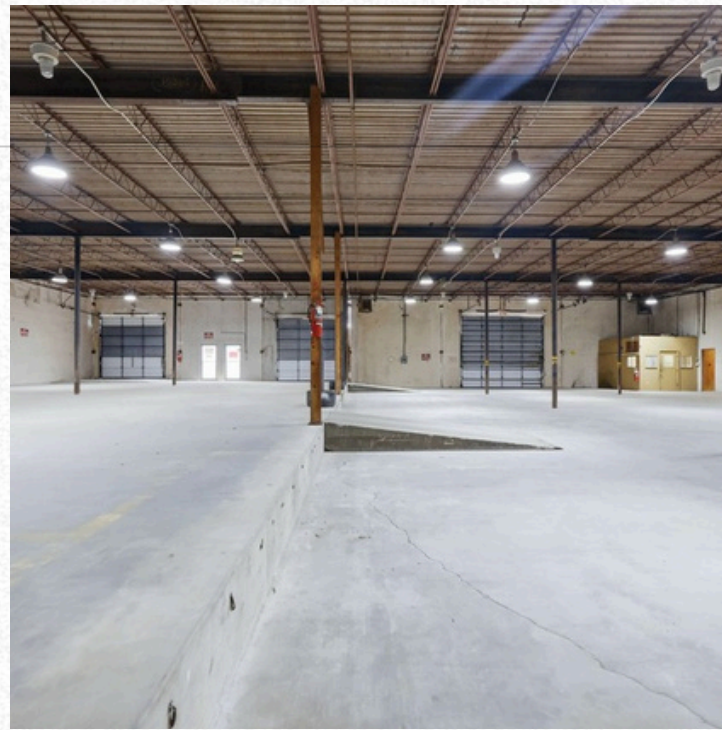


- Built in 1981
- Zoning M-2 Heavy Industrial
- ±12,350 SF Building
 - ± 11,000 SF Warehouse
 - 2 High Loading Docks
 - 2 Drive-ins
 - 2 Rail High Loading Docks
 - Warehouse Office/Storage
 - LED Lights (2020)
 - 1350 SF Office Space
 - Large Reception Area
 - 4 Offices
 - Break Room
 - Additional Office/Storage Room
 - Women's Rest Room
 - Men's Rest Room
 - Large Rest Room with Shower/Toilets
- 5-10 Parking Spaces
- Gated/Fenced Side Yard
- New Roof (2017)
- Heat Exchanger (~ 2023)



197 S Redmond Rd

197
S REMOND RD
JACKSONVILLE, AR



This Property is brought to you by



1319 Broadway Little Rock, AR 72202

**Melissa Bond
Principal Broker**

**Katherine Hardison
Associate Broker**

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