

FORMER MONDI MANUFACTURING AND WAREHOUSE FACILITY

CBRE

3501
JEFFERSON PARKWAY
PINE BLUFF, ARKANSAS 71602



**164,244± SF - 3 BUILDINGS
FOR SALE**



PROPERTY OVERVIEW

Manufacturing Facility

Formerly occupied by Mondri, a global leader in packaging and paper, this well maintained, functional manufacturing and distribution facility is vacant and available for sale. Pricing is negotiable. It is rail-served and consists of three buildings: manufacturing/production, raw materials and warehouse/finished goods and features conference and training facilities in place with a covered breezeway between the manufacturing/production and raw materials buildings. Ample parking and trailer storage with dual ingress and egress points provide convenient accessibility.

The facility is located in Pine Bluff, Arkansas, 5 miles from I-530, 11 miles from the Pine Bluff Regional Airport and 40 miles from Little Rock.

26.2± ACRE SITE

BUILDING SPECIFICATIONS

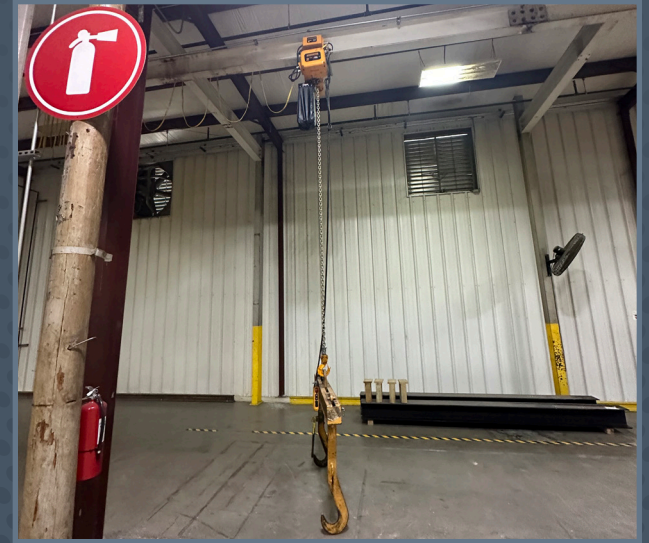
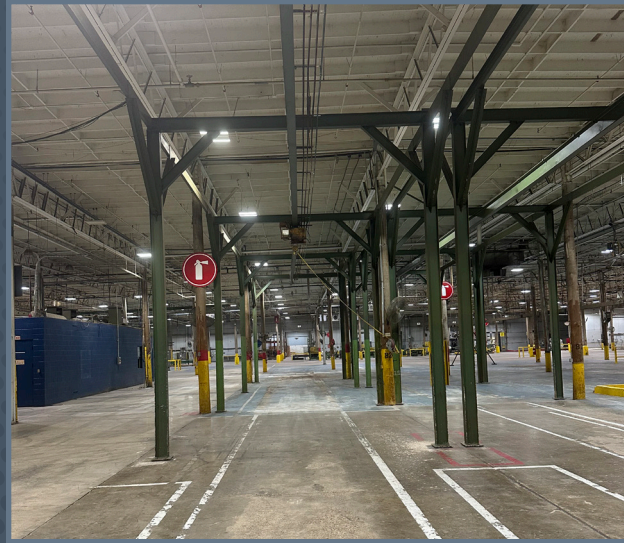
Spec Type	Spec Details
3 Buildings	Manufacturing/Production Raw Materials Warehouse/Finished Goods
Year Built	1964
Cranes	(5) 2-Ton Capacity in Manufacturing/Production Building
Clear Heights	Varies between Buildings Manufacturing/Production: 18' - 20' Raw Materials: 20' - 24' Warehouse/Finished Goods
Loading	Dock and Grade Level (4) Docks in Warehouse/Finished Goods Building
Rail Served	Raw Materials Building; (2) Rail Doors
Lighting	LED Throughout; on Motion Sensor
Fire Suppression	100%; Dry System
Compressed Air	Quincy System
Zoning	I-4, Industrial
Lot Size	26.2± Acres



OFFICE/PRODUCTION BUILDING



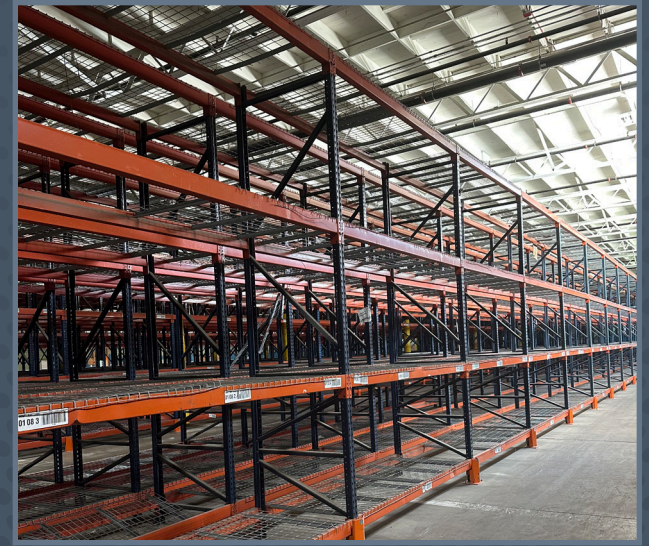
OFFICE/PRODUCTION BUILDING



RAW MATERIALS BUILDING



FINISHED GOODS WAREHOUSE



AREA OVERVIEW

Pine Bluff

Pine Bluff is the tenth largest city in the state of Arkansas, with over 40,000 people. Major employers in the area include Pine Bluff Arsenal, Union Pacific, Simmons First National Corp., Jefferson Regional Medical Center, Evergreen Packaging, and Saracen Casino Resort. Located in the heart of the rich Arkansas River Basin farming area, Pine Bluff is the trade, entertainment, recreation, and healthcare center for Southeast Arkansas.

The University of Arkansas at Pine Bluff (UAPB) is the second oldest public educational institution in the state of Arkansas. It maintains one of the nation's few aquaculture research programs. It also houses the University Museum and Cultural Center dedicated to preserving the history of UAPB and the Arkansas Delta. The newly accredited Southeast Arkansas College features technical career programs as well as a 2-year college curriculum.

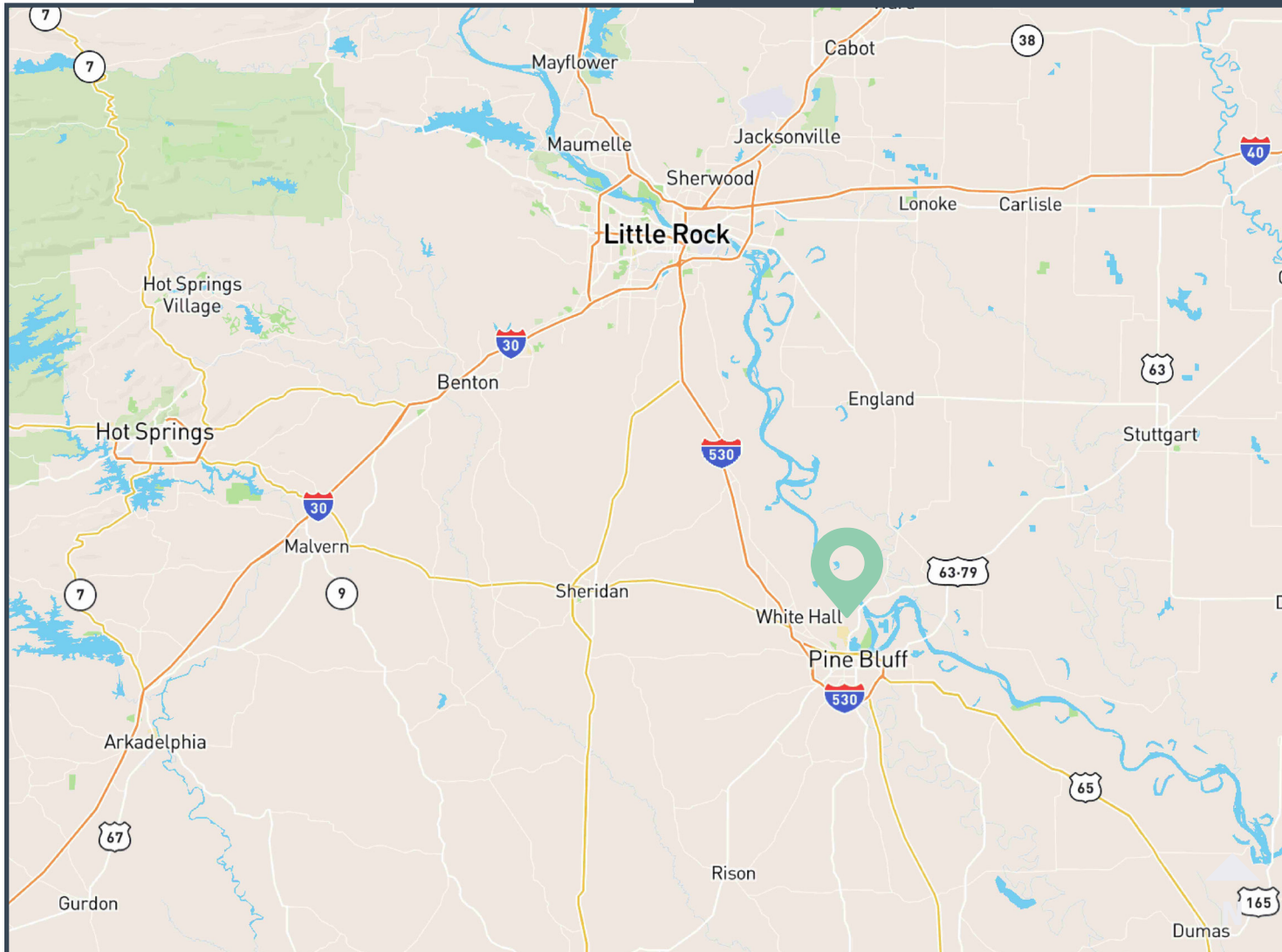


PROPERTY DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2024 Est Population	9,167	31,938	55,186
2024 Est Households	3,397	12,162	22,292
2024 Average Household Income	\$60,354	\$62,257	\$68,196
2024 Businesses	412	1,369	2,072
2024 Employees	5,600	18,006	31,199

LOCATION MAP

3501 Jefferson Parkway, Pine Bluff, AR



FROM I-530

5 MILES

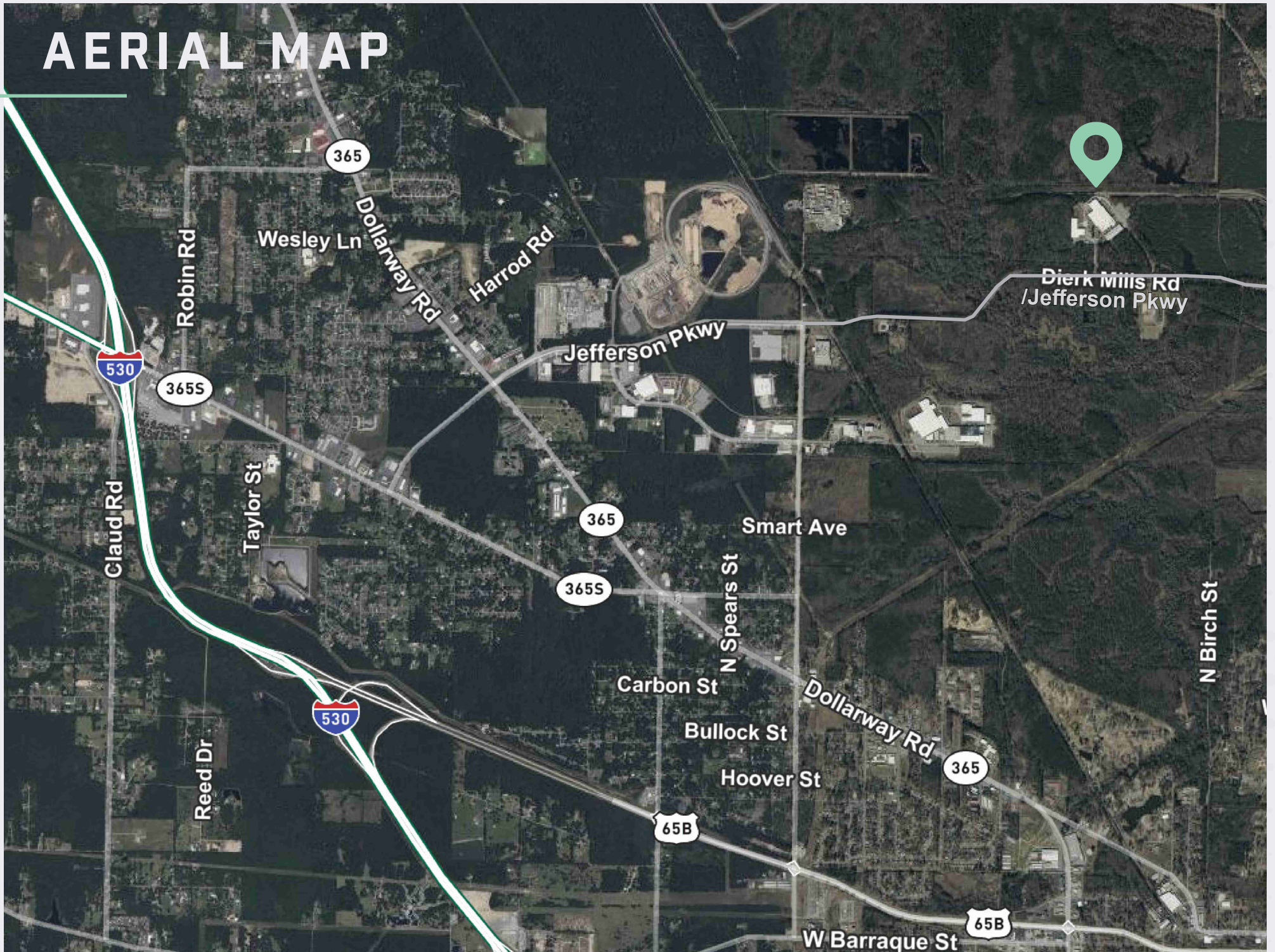
FROM PINE BLUFF
REGIONAL AIRPORT

11 MILES

FROM LITTLE ROCK

40 MILES

AERIAL MAP



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