

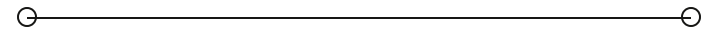


SALE

207 & 221 Edison Ave

207 & 221 EDISON AVENUE

Benton, AR 72015



PRESENTED BY:

NATHAN HUTCHINS

Phone: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530

PROPERTY DETAILS & HIGHLIGHTS

BUILDING SIZE:	20,284 SF
LOT SIZE:	1.36 Acres
SALE PRICE:	\$1,389,000
YEAR BUILT	1991

Excellent investment or owner-user opportunity featuring two industrial warehouse properties on ± 1.36 acres in the growing Benton market. Conveniently located on Edison Avenue with quick access to I-30 and downtown Benton, these properties offer flexible industrial space ideal for warehouse, distribution, contractor, storage, or light industrial operations.

207 & 211 Edison Avenue consist of a combined warehouse structure divided by an interior wall, allowing for multi-tenant use or full-building occupancy. 207 Edison Ave offers approximately 6,840 SF with two overhead doors, while 211 Edison Ave provides approximately 7,868 SF with three overhead doors. The property also includes exterior laydown and storage areas within a secure and functional industrial setting.

217 Edison Avenue offers approximately 4,800 SF and features five bay doors, two walk-in entry doors, office/reception space, ample parking, and maneuvering area. The versatile layout accommodates a variety of industrial and service-oriented users.

These properties present a rare opportunity to acquire functional industrial assets in a high-demand commercial corridor with flexible occupancy potential and excellent accessibility.

NATHAN HUTCHINS

O: 501.912.3660
nathan.hutchins@svn.com
AR #PB00063530



- ± 1.36 Acres Total
- Investment or Owner-User Industrial Opportunity
- 207 Edison Ave: $\pm 6,840$ SF with 2 Overhead Doors
- 211 Edison Ave: $\pm 7,868$ SF with 3 Overhead Doors
- 217 Edison Ave: $\pm 4,800$ SF with 5 Bay Doors
- Flexible Multi-Tenant or Single-User Configuration
- Exterior Laydown & Storage Areas
- Office/Reception Area at 217 Edison Ave
- Ample Parking & Maneuvering Space
- Ideal for Warehouse, Distribution, Contractor, or Light Industrial Use

ADDITIONAL PHOTOS



NATHAN HUTCHINS
O: 501.912.3660
nathan.hutchins@svn.com
AR #PB00063530

207 & 221 EDISON AVE | 207 & 221 Edison Avenue Benton, AR 72015

SVN | ARKBEST REALTY, LLC 3

RETAILER MAP



NATHAN HUTCHINS
O: 501.912.3660
nathan.hutchins@svn.com
AR #PB00063530