

• FORMER FEDEX FREIGHT FACILITY

±6,250 SF DISTRIBUTION FACILITY

SALE OR LEASE

📍 169 AKERS RD | HOT SPRINGS, AR

Property Overview

This ±6,250 SF former FedEx Freight distribution facility offers an exceptional opportunity FOR SALE or FOR LEASE, combining functional office/warehouse buildout with outstanding yard capacity. Situated on a 4.80-acre parcel with approximately 2 acres fenced, the site provides ample space for truck and trailer maneuvering, staging, and outdoor storage.

The building features roughly ±1,000 SF of climate-controlled office space and ±5,250 SF of warehouse, including a reception area, breakroom, and two (2) restrooms—ideal for last-mile, logistics, service, or light industrial users. Warehouse functionality is enhanced by 12’ clear ceiling heights and heavy dock infrastructure, including fifteen (15) dock-high 10’ overhead doors plus one additional dock-high door with ramp for flexible loading.

Conveniently located within minutes of Central Ave. and Higdon Ferry Rd., this property delivers efficient access for daily operations while offering the hard-to-find combination of dock capacity, fenced yard, and acreage.

Highlights

- ±6,250 SF former FedEx Freight distribution facility FOR SALE & FOR LEASE
- Large 4.80 AC lot with approx. 2 AC fenced - plenty of room for maneuvering trucks & trailers
- Approx. 1,000 SF of climate controlled office space along with approx. 5,250 SF of warehouse space
- Reception area, breakroom, & two (2) restrooms
- Fifteen (15) dock high 10’ overhead doors & 1 dock high door with ramp
- 12’ ceiling heights
- Within minutes to Central Ave. & Higdon Ferry Rd.

Investment

SALE PRICE ::
\$599,000

LEASE PRICE ::
\$8 /SF NNN

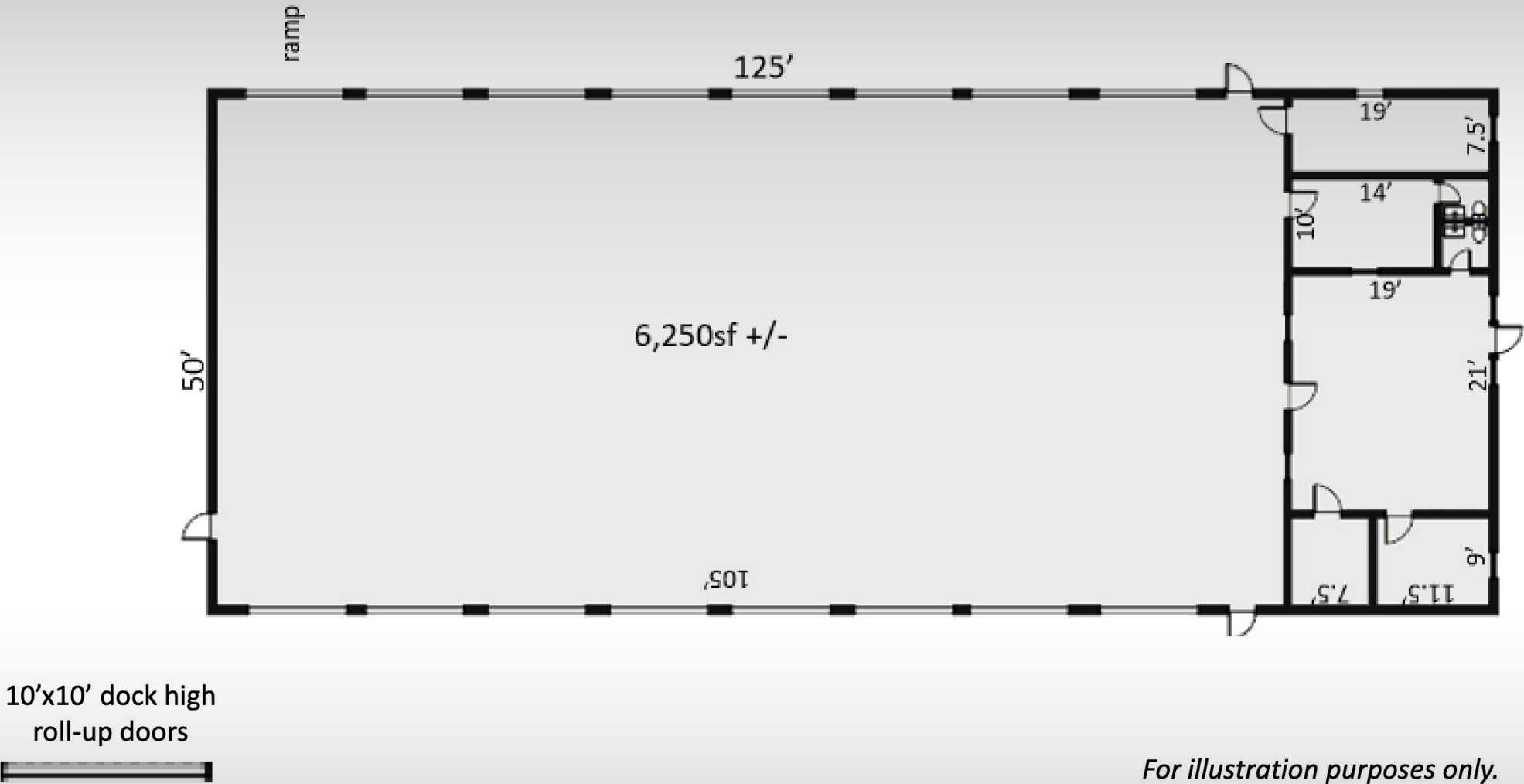
LOT SIZE ::
±4.80 AC

TOTAL SIZE ::
6,250 SF

WAREHOUSE ::
5,250 SF

OFFICE ::
1,000 SF

Floor Plan



For illustration purposes only.
Measurements are approximate.

169 AKERS RD | HOT SPRINGS, AR

MALVERN AVE

AKERS RD



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HAAG BROWN COMMERCIAL



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CLEARWATER MARINE
AND CANVAS

MALVERN AVE



AKERS RD

**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*

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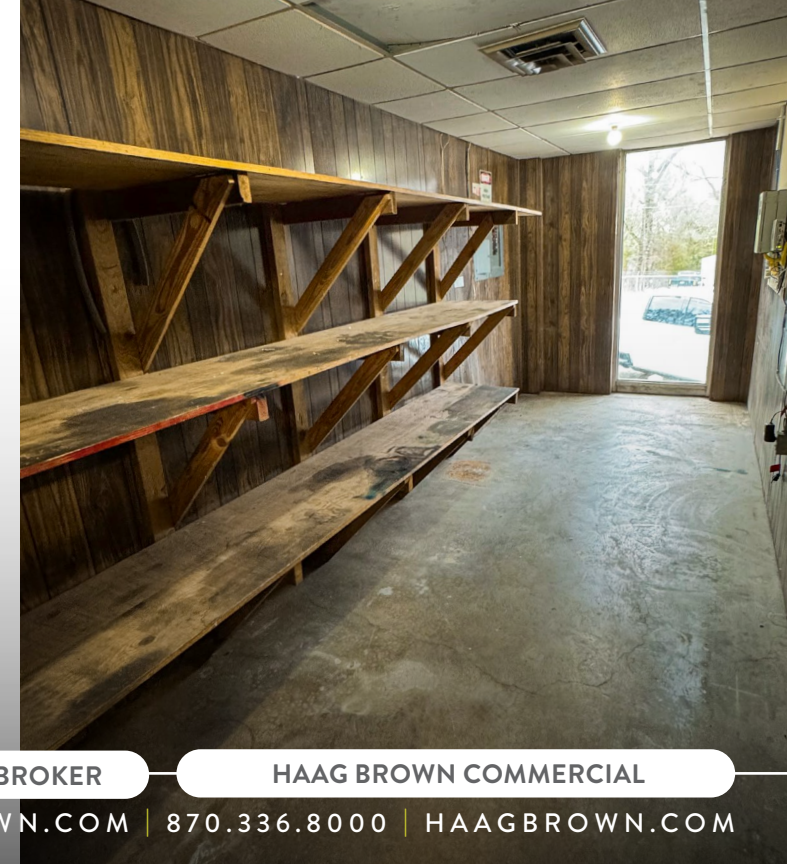
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Interior



ABOUT THE TRADE AREA

HOT SPRINGS, AR

No one can be sure when the first visitors came to Hot Springs.

Native American tribes called the area the “Valley of the Vapors” and used the geothermal mineral waters to relax and unwind. French and Spanish explorers soon uncovered the miraculous springs as well. In 1832, President Andrew Jackson designated the area the first federally protected land in the United States.

At the turn of the 20th century, Hot Springs experienced its first major growth period. Victorian bath houses, hailed as spots for healing and rejuvenation, attracted visitors ranging from baseball legend Babe Ruth to the notorious Al Capone.

Today, travelers come to Hot Springs to enjoy both the waters and the town built around them. From racing season at Oaklawn Racing and Gaming starting in January, to spring break with the World’s Shortest St. Patrick’s Day Parade, summers on one of our three lakes, top-notch festivals and events in the fall, and award-winning attractions including Mid-America Science Museum and Garvan Woodland Gardens available year-round -- there’s never a bad time to visit the “Spa City.”

via [Hot Springs Chamber of Commerce](#)



ZAC QUALLS

EXECUTIVE BROKER
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ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC. :

Jonesboro, AR

FAMILIES, INC. :

Jonesboro, AR

FOCUS, INC. :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007



Real Estate & Development

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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