

FOR LEASE

\$6/SF+NNN

1024 South 25th St
Van Buren, AR 72956



Warehouse/industrial manufacturing space with 28,000 square feet now available for lease. Building contains approximately 1,500 square feet of office, 3 drive-in doors, 2 dock doors, large fenced in area, and rail access. Features includes two overhead cranes if needed, plenty of storage area and is ready for various industrial use or material storage. Owner is seeking a 3-5 year lease at \$6 per square foot per year plus NNN expenses. Tenant pays all utilities.

Located in large industrial area of Van Buren, Arkansas, near Interstate 540 and Interstate 40, close to Fort Smith, Oklahoma state line, and Northwest Arkansas markets as well as the Arkansas River.



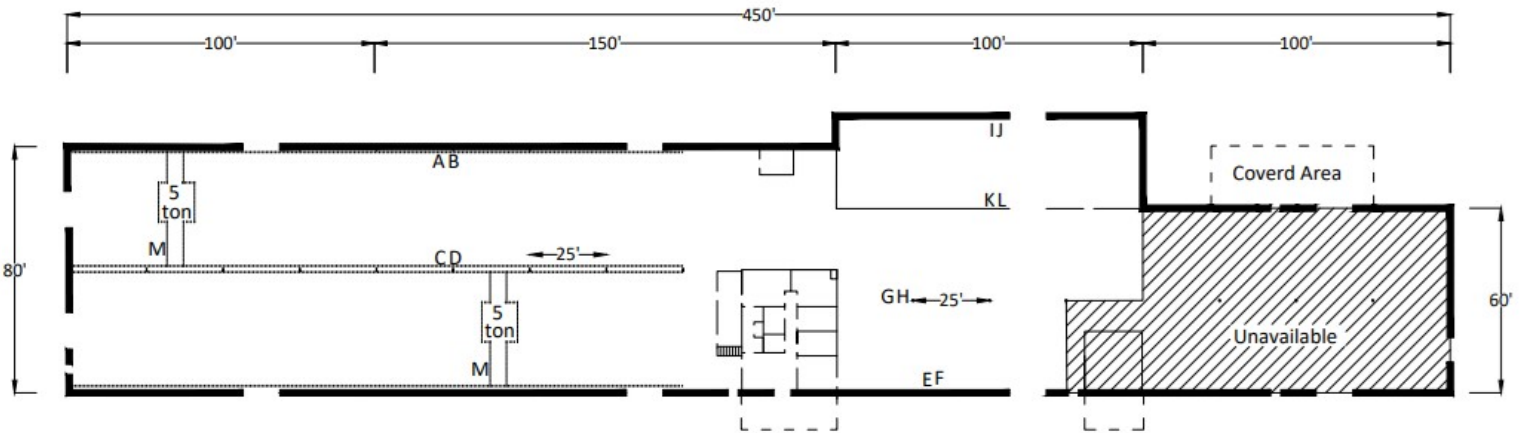
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"Commercial Real Estate Sales, Leasing, Property Management, and Development"

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1024 South 25th St
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- A 17'7" under beam
- B 19'9" between beams
- C 20' under beam
- D 22'3" between beams
- E 11'11" under beam
- F 13'9" between beams
- G 11'9" under beam
- H 15'3" between beams
- I 19'2" under beam
- J 10'8" between beams
- K 11'8" under beam
- L 12'9" between beams
- M 14'7" under bridge

**3 DRIVE-IN DOORS, 2 DOCK
DOORS, & 2 OVERHEAD CRANES**



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