

NOW AVAILABLE FOR LEASE

CLARKSVILLE, ARKANSAS

4,500 SF INDUSTRIAL FLEX SPACE

Fully Remodeled · Office · Warehouse · Drive-In Access · Close Proximity to Hyper Scale Data Center



4,500

TOTAL SF

4

PRIVATE OFFICES

2

ROLL-UP DOORS

HVAC

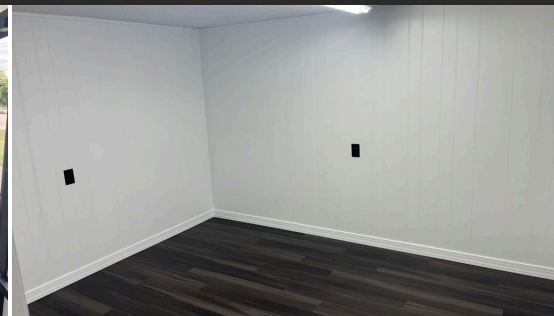
HEATED & COOLED

I-40

HWY ACCESS

FULLY REMODELED · CLOSE PROXIMITY TO THE HYPER SCALE DATA CENTER PROJECT

4,500 SF — 4 offices, warehouse, 2 roll-up doors, restroom, fully insulated, heated & cooled. Ideal for contractors, logistics, tech support & more.



WHAT'S INCLUDED

4 PRIVATE OFFICES

Fully remodeled w/ new LVP flooring & fresh paint.

2 ROLL-UP DOORS

Grade-level drive-in w/ large concrete apron for trucks.

ON-SITE RESTROOM

Updated restroom w/ new flooring — ready to use.

FULLY REMODELED

Brand-new finishes, paint & flooring throughout.

CUSTOMER ENTRANCE

Glass storefront entry — ideal for client-facing operations.

OPEN WAREHOUSE

Clear-span insulated space — flexible for any use.

FULLY INSULATED

Heated & cooled throughout — comfortable year-round.

4,500 SF TOTAL

Combined office + warehouse under one roof — true flex space.

Offered By: **Lindsay Curran**

collierandassociates.com · lcurran.realestate@gmail.com

*Agent has ownership interest. Square footage, availability & rate subject to change — contact agent for current lease terms.

217-549-3444

125 Porter Rd, Clarksville, AR · MLS# 1325948

