

129,000 SF MANUFACTURING / WAREHOUSE SPACE

FOR LEASE

5111 KRUEGER DR, JONESBORO, AR



870.336.8000

HAAGBROWNINDUSTRIAL.COM

JEFF@HAAGBROWN.COM

JEFF ARMSTRONG | INDUSTRIAL AGENT

JOSH@HAAGBROWN.COM

JOSHUA BROWN | EXECUTIVE BROKER



HaagBrown
COMMERCIAL
INDUSTRIAL DIVISION

OFFERING OVERVIEW

This 129,000 SF 100% HVAC facility is conveniently located on Krueger Drive between Commerce Drive and Industrial Drive in Jonesboro AR. Space is fully demised from Kenney Manufacturing's adjacent Distribution Center that they will continue to operate. This well-maintained property offers opportunities for manufacturing, warehousing, and distribution.

INVESTMENT DETAILS

PRICE/SF
\$5 NNN

BUILDING SIZE
129,190 SF

LOT SIZE
21.82 AC

HIGHLIGHTS

- 125,590 SF Manufacturing / Warehouse Space
- 3,600 +/- Office Space
- 11 Docks (8'w x 9'h Doors) / 1 Drive Thru (12'w x 10' h Door)
- 24 Trailer/Truck Parking
- Clear Heights - 18.5' - 23' Under Beams
- Column Spacing ~30' x 40'
- 1000A 480V 3-Phase
- Fully Sprinkled
- LED Lighting
- 36 Car Parking

*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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Jeff Armstrong | Industrial Agent

Joshua Brown | Co-Founder

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AVAILABLE
±129,190 SF



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**JONESBORO
MUNICIPAL AIRPORT**



DOLLAR GENERAL



DISTRIBUTION DR



E HIGHLAND DR



KRUEGER DR



RAILROAD



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UNDER CONSTRUCTION: EASTERN BYPASS

The Site is located near the up-and-coming Eastern Bypass, which will be an extension of Dr. MLK Jr. Dr. (Formerly Commerce Dr.). The Eastern Bypass, which is currently under construction, will be a direct connection between Highway 49 and I-555. This new bypass will drastically change the way people traverse the area, and will cause a major uptick in traffic flow by the site.

[CLICK HERE TO LEARN MORE ABOUT THE EASTERN BYPASS](#)



APEX
TOOL GROUP

HYTROL

DISTRIBUTION DR

O'NEAL STEEL
THE METALS COMPANY
AN OMI COMPANY

ABB

E HIGHLAND DR

ELAM
ENTERPRISES, INC.

ABC
Supply Co. Inc.

ASUN
ARKANSAS STATE UNIVERSITY - NEWPORT
NEWPORT • JONESBORO • MARKED TREE

Johnson
Belt &
Supply

ASUN
ARKANSAS STATE UNIVERSITY - NEWPORT
NEWPORT • JONESBORO • MARKED TREE

KRUEGER DR

BEST
Manufacturing, Inc.

SMT

S&H
SYSTEMS

FREIGHT FUNDING

SCP
Southern
Cast Products

Gilbert

ASUN
ARKANSAS STATE UNIVERSITY - NEWPORT
NEWPORT • JONESBORO • MARKED TREE

Nestle **FedEx**

Nettleman
CONCRETE, INC.

EASTSIDE
RICE

SPiRiT

DR MLK JR DR

Post

TA
EXPRESS

e
engines, inc.

RAILROAD

ANCHOR
PACKAGING

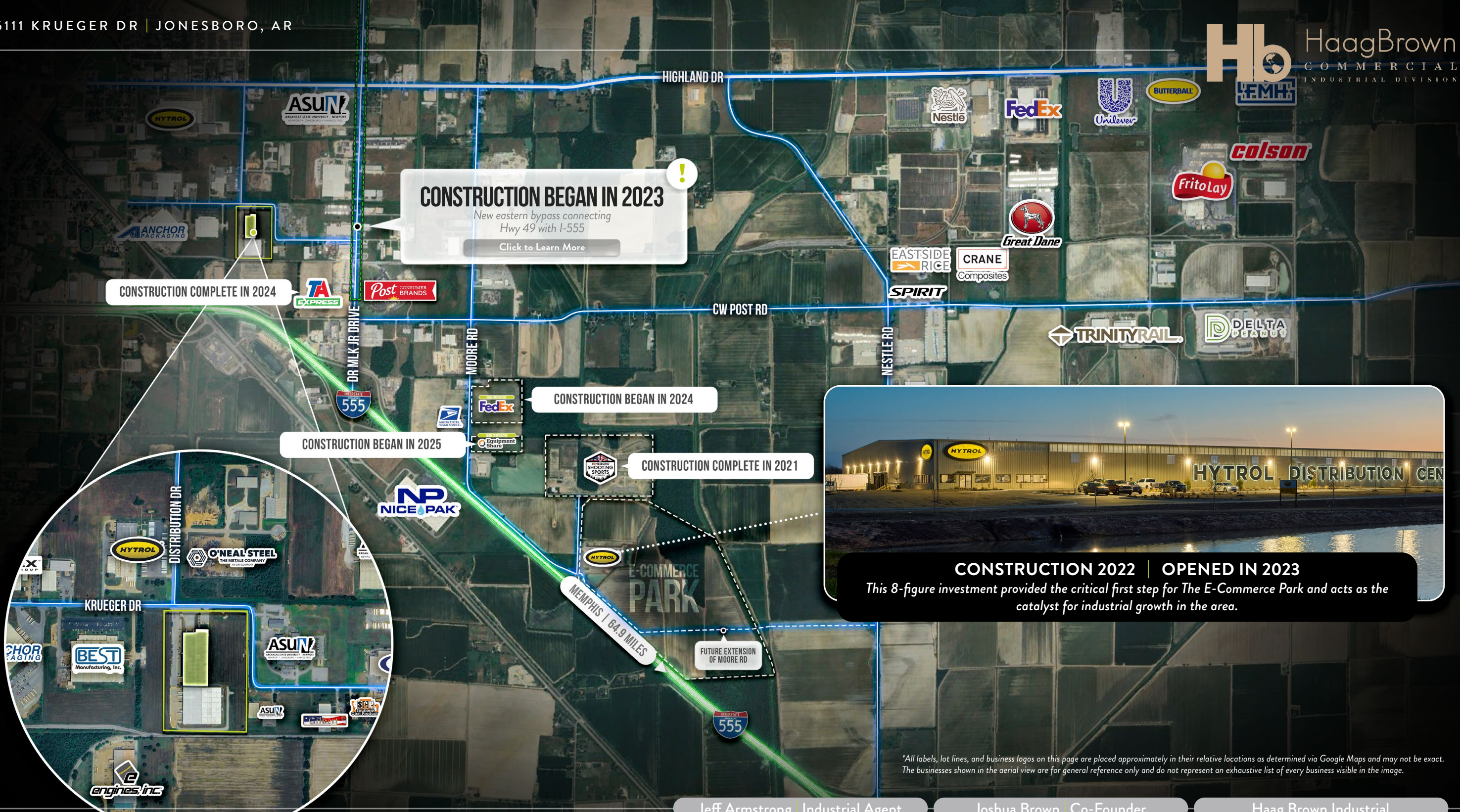
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CONSTRUCTION BEGAN IN 2023
New eastern bypass connecting Hwy 49 with I-555
 Click to Learn More

CONSTRUCTION COMPLETE IN 2024

CONSTRUCTION BEGAN IN 2025

CONSTRUCTION BEGAN IN 2024

CONSTRUCTION COMPLETE IN 2021



CONSTRUCTION 2022 | OPENED IN 2023
This 8-figure investment provided the critical first step for The E-Commerce Park and acts as the catalyst for industrial growth in the area.

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SITE PROXIMITY

- TO USPS FACILITY :: 0.8 MI | 1 MIN
- FEDEX FACILITY :: 0.6 MI | 1 MIN
- **MEMPHIS INTERNATIONAL AIRPORT :: 74.7 MI | 74 MIN**
- I555 : 2.0 MI | 3 MIN (Potential for Direct Exit Ramp)
- US HWY 67 : 25.6 MI | 29 MIN
- JONESBORO MUNICIPAL AIRPORT : 6.1 MI | 12 MIN
- PORT OF OSCEOLA : 55 MI | 64 MIN
- PORT OF WEST MEMPHIS : 63 MI | 64 MIN
- THE INTERNATIONAL PORT OF MEMPHIS : 65 MI | 67 MIN
- MISSISSIPPI COUNTY, ARKANSAS : 43.6 MI | 51 MIN

Mississippi County, Arkansas is the #1 steel producer in America and home to global leaders in rolled steel production. With over 20 steel-related businesses, Mississippi Co. is the source for building America.

MEMPHIS, TN :: 1 hour 71 miles	DES MOINES, IA :: 9 hours 562 miles
LITTLE ROCK, AR :: 2 hours 131 miles	OKLAHOMA CITY, OK :: 6.5 hours 437 miles
NEW ORLEANS, LA :: 6.75 hours 465 miles	NASHVILLE, TN :: 4.5 hours 282 miles
DALLAS, TX :: 6.5 hours 446 miles	CHICAGO, IL :: 7.75 hours 512 miles
ST. LOUIS, MO :: 4 hours 227 miles	HOUSTON, TX :: 8.75 hours 562 miles
ATLANTA, GA :: 6.75 hours 461 miles	WICHITA, KS :: 7.75 hours 458 miles

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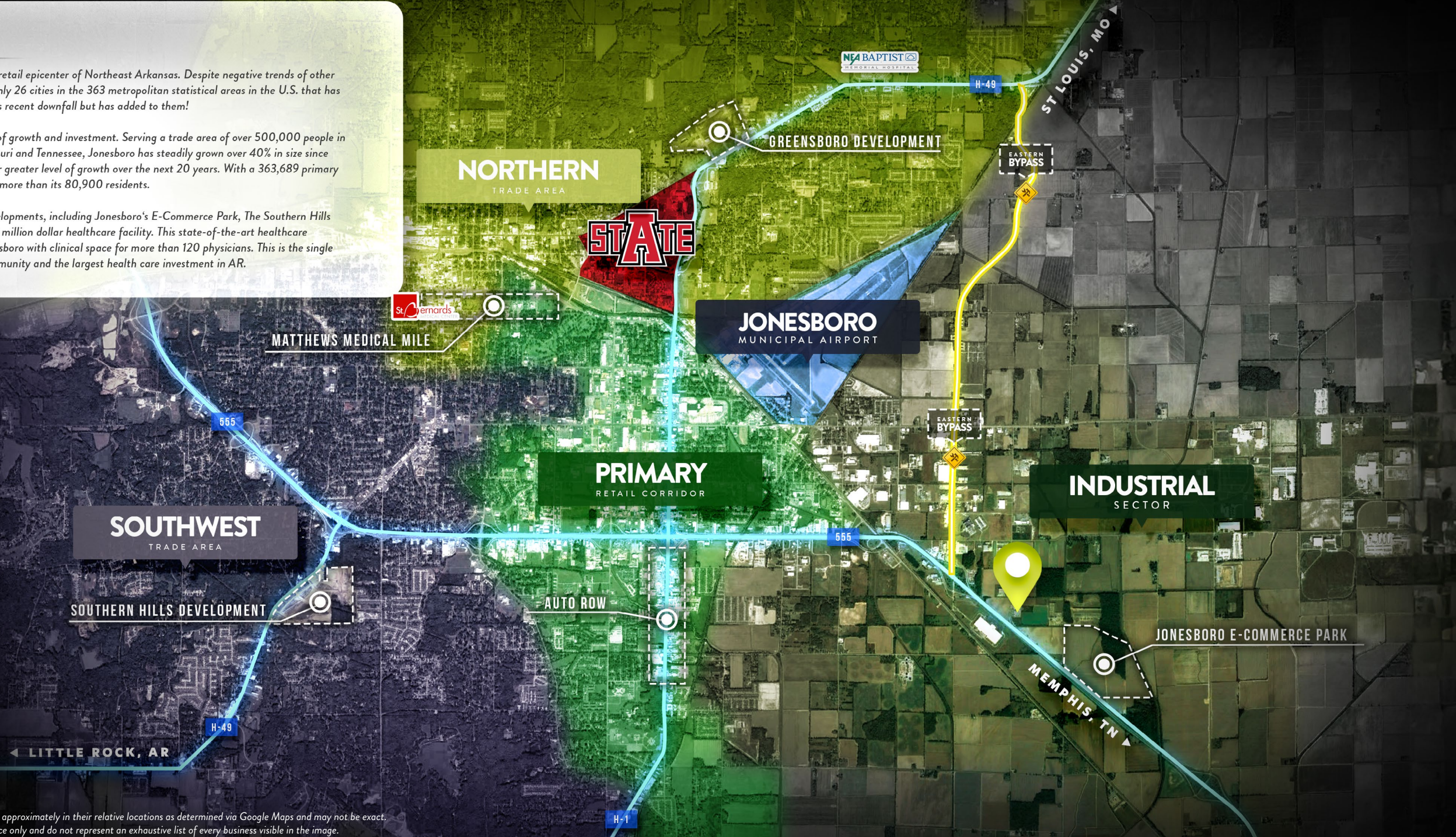
Drive & Freight DELIVERY TIMES

JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



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

Haag Brown Industrial is the region’s authority on listing & selling industrial land, warehousing & logistics facilities in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to provide real estate solutions for e-commerce. Information to make the most informed decision is of utmost value to our clients. We have the character, experience & education needed to be the best industrial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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JEFF ARMSTRONG

Industrial & Logistics Brokerage



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870.336.8000

Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the "I am third" principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



2010

LAUNCHED

HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

2016

co-FOUNDER

HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

Over \$150MM of Investment Transactions

50+ 1031 tax exchanges Successfully Completed

Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

2021

co-FOUNDER

HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR

Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park

Acquired 41,000 SF FedEx Freight Facility

\$700MM+ CRE Sales / Lease Volume

100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

2012

co-FOUNDER

HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



100+ Ground-Up Projects In Numerous States

New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakhouses, and Chipotle

Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

2018

co-FOUNDER

HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

Over \$50MM in Medical Real Estate Assets

Multiple Ground-Up Urgent Care & Specialized Medical BTS

Over \$200MM in Medical Real Estate Brokerage

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

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