

11427 N AR HWY 59 | GRAVETTE, AR 72736

# HWY 59 INDUSTRIAL BUILDING FOR SALE OR LEASE

**BUILDING 1**  
34,150 ± SF

**BUILDING 2**  
22,966 ± SF

# PROPERTY OVERVIEW

**ASKING PRICE** \$3,750,000

**ASKING RATE** \$5.50/SF NNN

**SF** 57,116 ±  
 — Building 1: 34,150 ±  
 — Building 2: 22,966 ±

- NOTES**
- Each Building includes its own loading dock/ docks & drive-ins
  - 3 phase power available in both buildings
  - Ample parking available on the southern portion of the site



## AREA DEMOGRAPHICS



**TOTAL POPULATION OF 9,000**



**201 BUSINESSES**



**2,140 EMPLOYEES**



**\$97,162 AVG HOUSEHOLD INCOME**



**2.8 AVG HOUSEHOLD SIZE**



**MEDIAN AGE OF 37.8**

*\*Demographics based on a 5 mile radius. Source: ESRI*

# BUILDING 1 OVERVIEW

**BUILDING SIZE** 34,150 ± SF

**ASKING RATE** \$5.50/SF NNN

**NOTES**

- Fully heated and cooled
- 4 large private offices
- 2 roll-up doors
- 3 loading docks with the ability to add 2 more
- 3-phase power
- 12' - 15' clear heights



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# BUILDING 2 OVERVIEW

**BUILDING SIZE** 22,966 ± SF

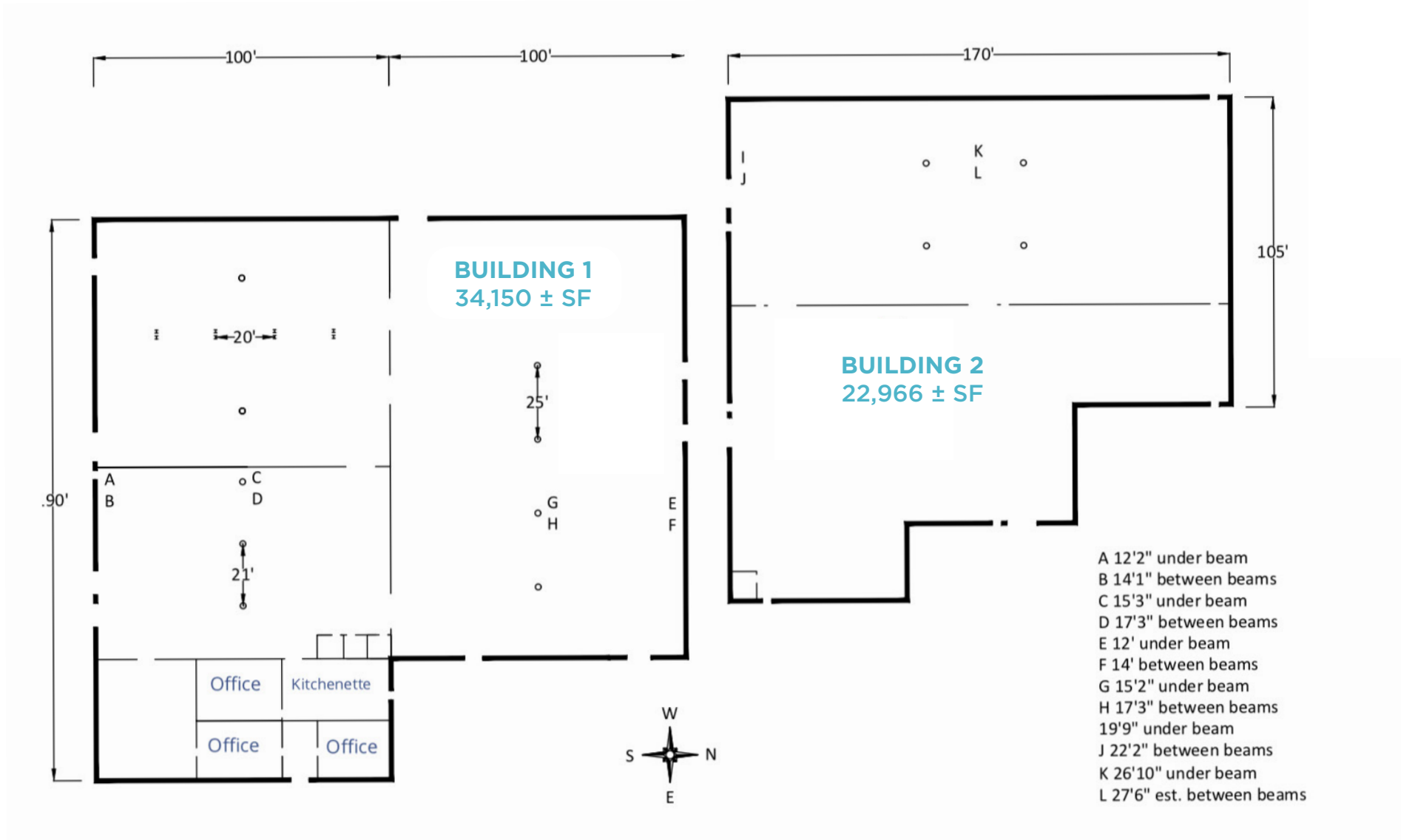
**ASKING RATE** \$5.50/SF NNN

## NOTES

- Fully heated
- 26' clear height
- Drive in access located on west side of building
- 1 dock and 1 drive-in
- 3-phase power



# BUILDING FLOOR PLANS





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# HWY 59 INDUSTRIAL BUILDING FOR SALE OR LEASE

BUILDING 1

BUILDING 2

FOR MORE INFORMATION, PLEASE CONTACT:



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