

Commercial / Industrial

New Listing



PROPERTY DETAIL

List Price:	\$289,900	Old MLS:	
MLS #:	10163146	Class:	Commercial / Industrial
Type:	Building and Land	Stories:	
Approx SQFT:	3592	Source of SF:	
Floors:	Concrete	UNNO:	No
Approx Year Built:	2003	Lot Size/Approx. Acres:	2 acres+/- / 2.00
Subdivision:	Industrial Park	Legal:	Pt NWSW, 9-2-30
Area:	300	Will Subdivide:	No
Annual Taxes:		Entered Twice:	No
Spec. Imp. Taxes:			

Address: 902 Industrial Park Road
City: Mena
County: Polk
Zip: 71953

Directions: Hwy 71 North, right onto Industrial Park Road to #902.

LISTING INFORMATION

Business Name: None	Business Type: Warehouse	Sellers Disclosure on File: Boundary S...
Lease Type: None	Price Includes: Building, Land	Possession:
Annual Income: 0	Annual Expenses: 0	Warranty: As-Is, Prsnt Cnd at Clsng

PROPERTY FEATURES

ACCURACY OF EXPENSES None	LOT	Level, Cleared, In Subdivision
ENERGY FEATURES Insulated Doors	POSSESSION	Negotiable
EXPENSES INCLUDE None	PRICE INCLUDES	Building, Land
EXTERIOR Steel	REASON FOR SALE	Owner Moving
FINANCING (NEW) New Loan-Conventional	ROAD SURFACE	Paved
FLOORS Concrete	ROOF	Metal
FOUNDATION Slab	STORIES	One Story
HEATING & AIR No Cooling, No Heating	STYLE	Built to Suit
LEASE TYPE None	TENANT EXPENSES	None
	TRANSPORTATION/LOCATION	None
	UTILITIES	Some Util Avl-Not on Prop, Other (see remarks)
	WALLS	Other (see remarks)
	WARRANTY	As-Is, Prsnt Cnd at Clsng

PUBLIC REMARKS

Recently built, 3,592 square foot Steel constructed warehouse, conveniently located in the Mena Industrial Park. Existing water and sewer lines are not yet connected; bldg set for 220 wiring but power is not connected. 48" thick concrete dock with 2 loading bays to accomodate 18-wheelers. Large bay door between warehouse and loading dock. Built for durability with oversized girders and piers, and insulated doors. Office area is unfinished.

SP: LAG: Nan Gaddis **MT:** 15 **CLSD:**
LO: Vision Realty

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