

# LIGHT INDUSTRIAL REDEVELOPMENT SITE

4% TO  
PROCURING



## FEATURES:

- Good Egress/Ingress off W. 17th Ave
- Zoned I-1, Light Industrial & Manufacturing
- 218,952 sf - Single Story Bldgs (Built 1980)
- Heavy steel frame with pre-engineered metal panels, very high ceilings
- Formerly Valco Prudent
- Utilities to Site/ Skylights
- Concrete Slab Foundation,
- Eight 16'x18' overhead doors; both sides
- Three Loading Bays/Loading Ramp
- Overhead Cranes in 2 Buildings;
- (Twelve 3-ton and two 5-ton)
- On-site Security Guard, Call to Tour

2622 W 17<sup>th</sup> AVENUE, PINE BLUFF, AR 71603

\$1.3 MIL

## Highest & Best Use:

- Industrial/Light Manufacturing/Conversion
- Fabrication/Assemblage/Distribution/
- Warehouse/or Re-purpose
- Mini-Storage/Large Vehicle Rental
- Located in Jefferson County, ARKANSAS
- Approx. 50 miles Southeast of Little Rock.
- 42 Miles from Little Rock National Airport

## Close Proximity To:

- Port of Pine Bluff slack water harbor
- University of Arkansas Pine Bluff
- Southeast Arkansas College

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The information contained herein has been given by other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.