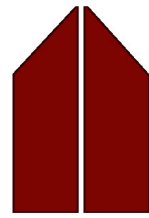


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**NUNNELEE  
WRIGHT**  
COMMERCIAL PROPERTIES

3307 Old Greenwood Road, Suite A - Fort Smith, AR 72903

## MANUFACTURING FACILITY

Former Ilpea Industries building is now available for purchase. Building contains approximately 105,000 square feet of manufacturing/warehouse space. Features include three phase 480 electric, approximately 20 foot sidewalls with clear heights of 24 feet to 30 feet in some areas of the building. Property is gated with secured access. Additional features include a large covered dock area with one dock high door, 4 exterior dock high doors, office space, and railroad spur. Owner is asking \$3,800,000.00 for the facility. Please call our office for additional information on the terms of the current lease agreement on this property. Facility is also listed for sublease.

Facility is located just off of South Zero Street and is among other manufacturing and warehousing properties. It is near the Fort Smith Regional Airport, directly off of Interstate 540, near proposed Interstate 49 and the Chaffee Crossing Industrial area. Fort Smith is the second largest city in Arkansas, with a population of 85,000 and a “MSA” of approximately 298,000 people, consisting of five counties.

3333 S. Zero Street | Fort Smith | Arkansas | 72901



\$3,800,000.00

For more information contact:

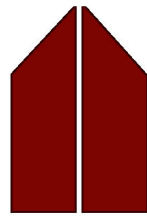
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**479-785-4343**



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