

**PROPERTY DESCRIPTION**

98,793 SF Industrial Building For Lease Located in El Dorado, AR

**PROPERTY HIGHLIGHTS**

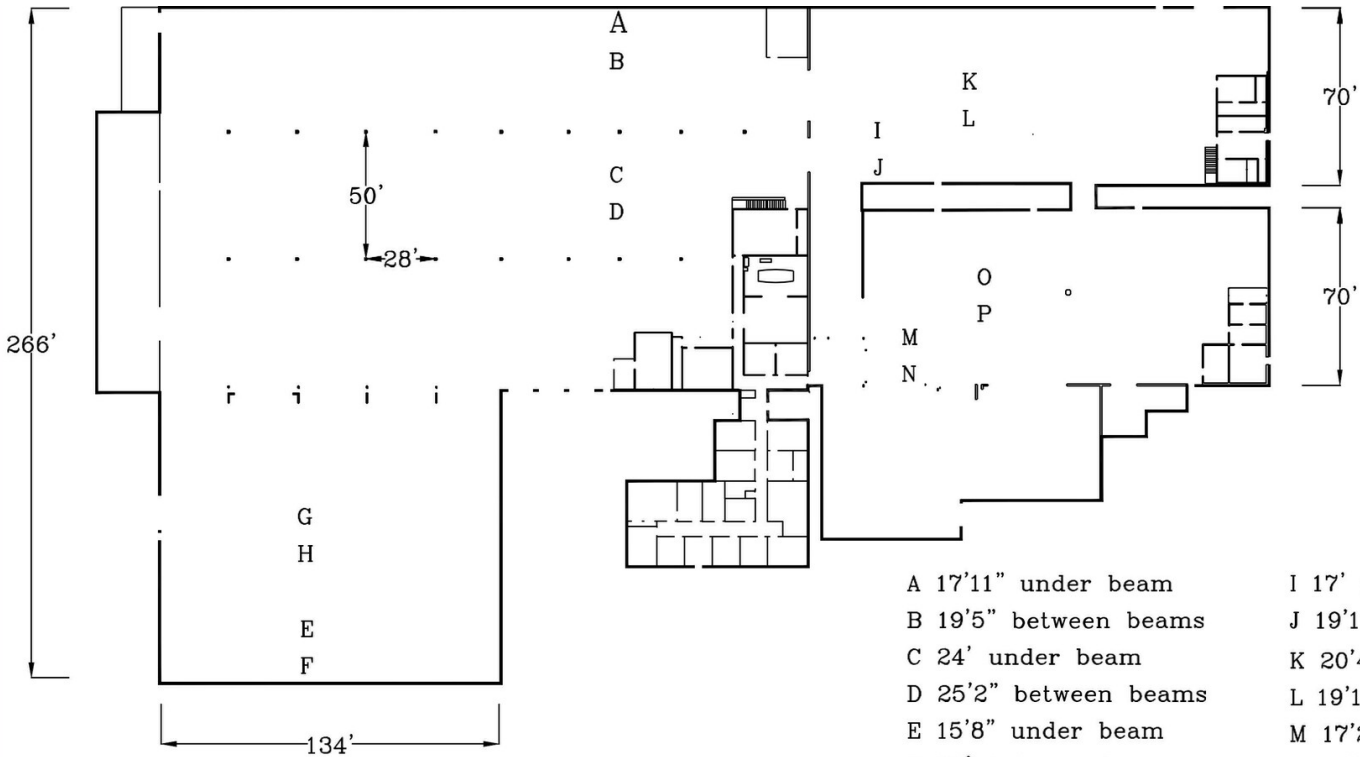
- Fully Sprinkled Industrial Building with the ability to be demised into 2 spaces
- Includes 10,000 SF of office space
- Offers clear heights ranging from 16 ft to 24 feet
- Features 5 Dock High Doors, 3 Dock Levelers, and 6 Drive-In Doors
- Situated on an 11+ acre lot
- Area Retailers Include: Murphy USA, Nexans AmerCable, Canfor Southern Pine, The Systems Group, PotlatchDeltic, Delek Refinery, Lanxess, LSB Industries, Milbank Manufacturing Co., and many more
- Traffic Counts: W Hillsboro St (12,000 AADT) and Junction City Highway (10,000 AADT)

**DEMOGRAPHICS**

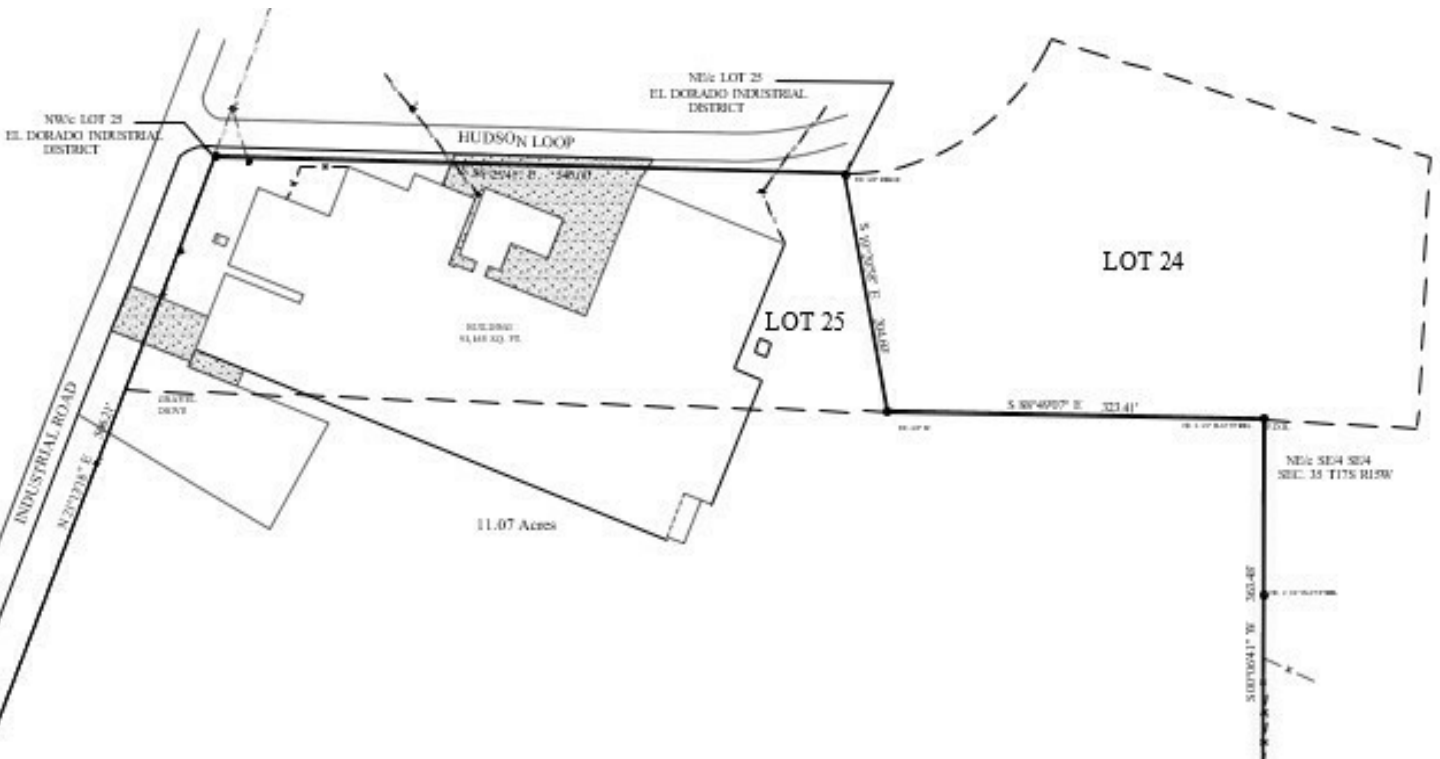
	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	201	3,396	8,839
Total Population	500	7,175	17,813
Average HH Income	\$45,042	\$36,038	\$46,607

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- |                       |                        |
|-----------------------|------------------------|
| A 17'11" under beam   | I 17' under beam       |
| B 19'5" between beams | J 19'11" between beams |
| C 24' under beam      | K 20'4" under beam     |
| D 25'2" between beams | L 19'11" between beams |
| E 15'8" under beam    | M 17'2" under beam     |



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