



FOR LEASE OR SALE | **299,885 SF**
1 POULAN DRIVE | **NASHVILLE, AR**

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PROPERTY HIGHLIGHTS



**6,600-SF CAFETERIA/
KITCHEN AREA**



**FENCED LOT WITH
GATED ACCESS**



**GREAT ACCESS TO STATE
HWY 27 WITH CONNECTIVITY
TO I-30**



16 DOCK DOORS



**OUTDOOR COVERED
STORAGE**



PROPERTY DETAILS

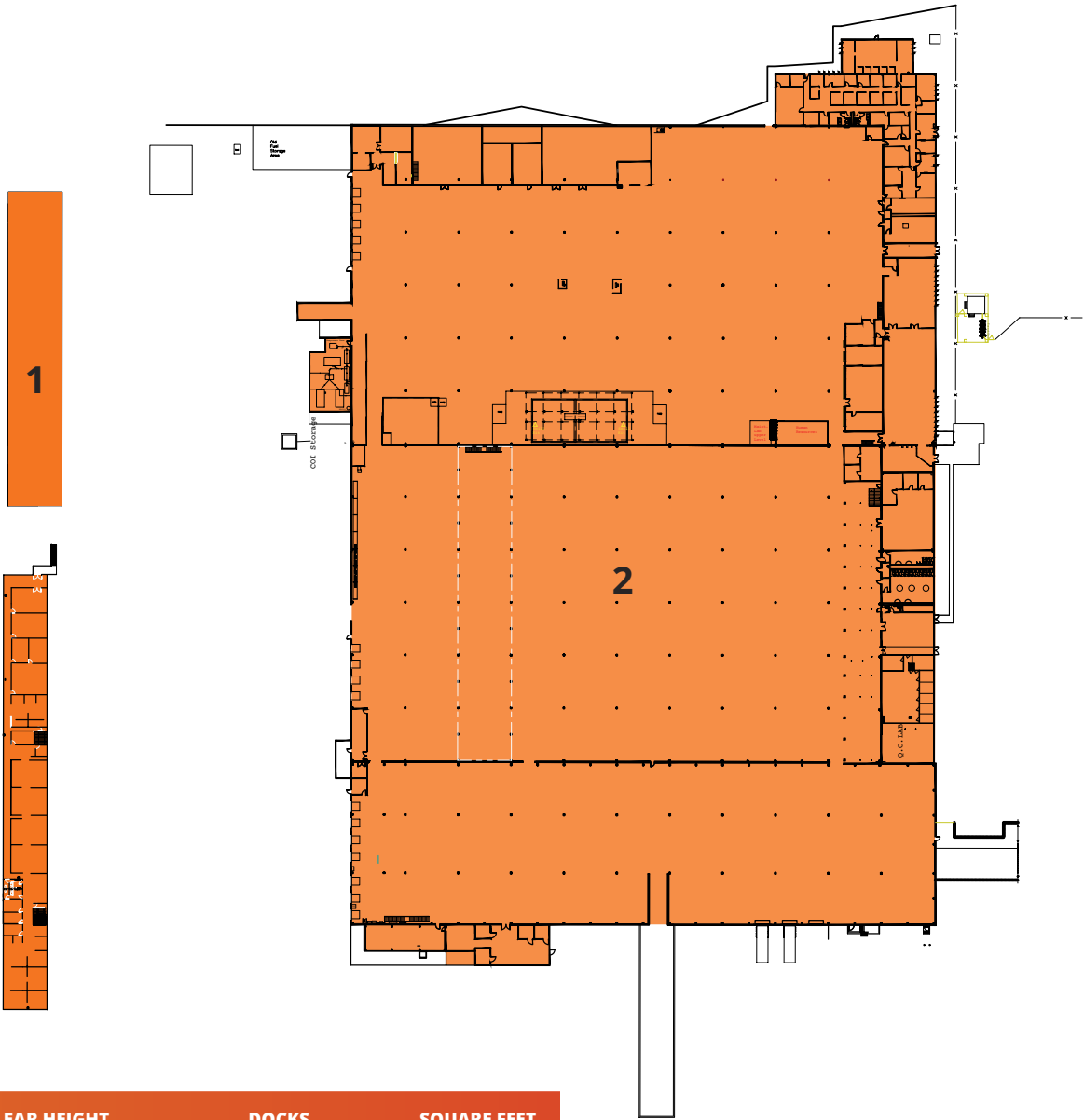
1 POULAN DRIVE | NASHVILLE, AR

| | |
|----------------------------|--|
| AVAILABLE SPACE | 299,885 SF |
| WAREHOUSE SPACE | 279,300 SF |
| MEZZANINE SPACE | 20,585 SF |
| DOCK DOORS | 16 |
| GRADE-LEVEL DRIVE-IN DOORS | 2 |
| CLEAR HEIGHT | 18' 8" - 36' 8" |
| COLUMN SPACING | 40' x 40' |
| YEAR BUILT | 1976 |
| POWER | 6K, 4K, & 2K Amp Service 3-Phase 480Y 277 V |
| PARKING | 95 Auto 17 Trailer |
| LAND AREA | 76.61 Acres |
| ZONING | Industrial |
| PARCEL ID | 750-00435-0001 |



FLOOR PLAN

1 POULAN DRIVE | NASHVILLE, AR

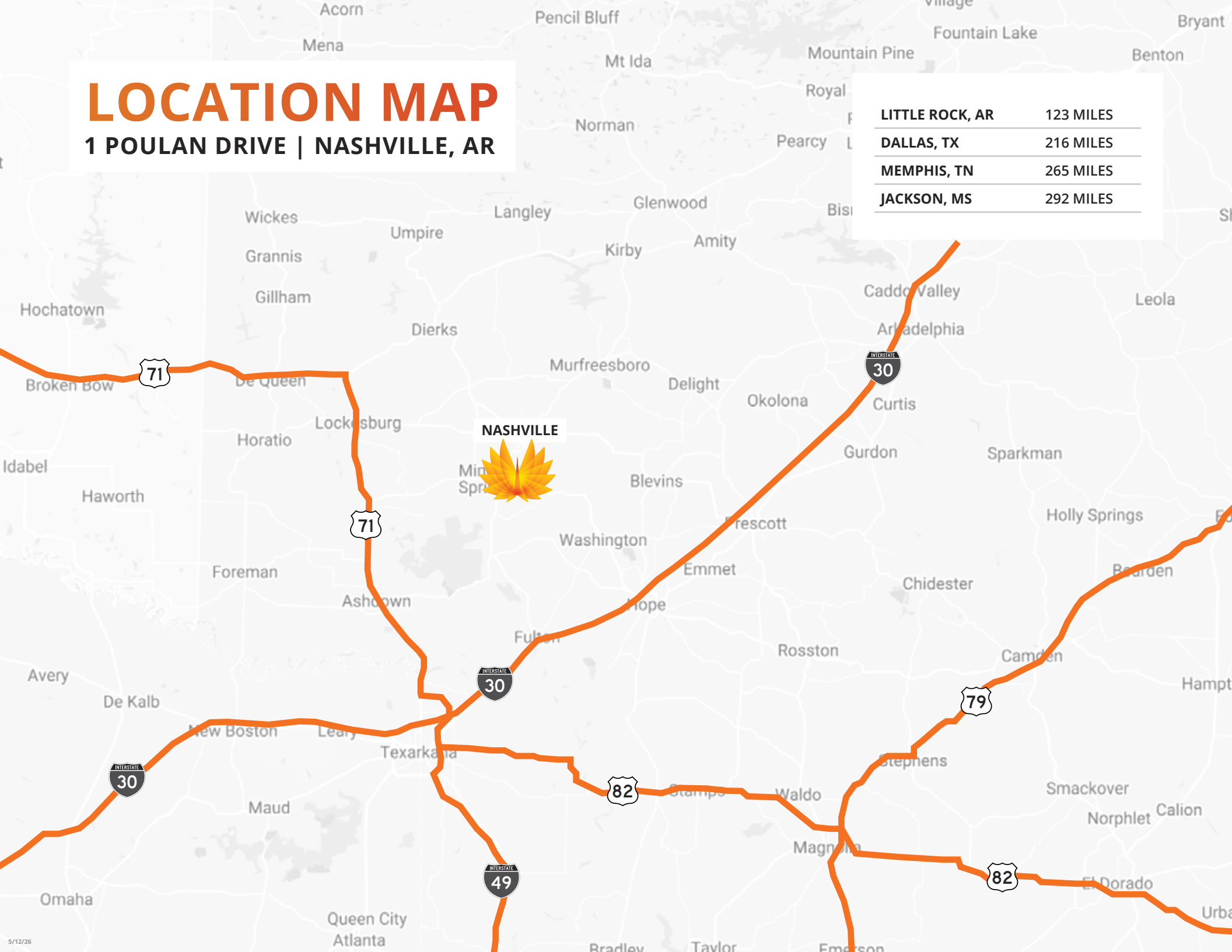


| NUMBER | SPACE DESIGNATION | COLUMN SPACE | CLEAR HEIGHT | DOCKS | SQUARE FEET |
|--------------|-------------------|--------------|-----------------|-------|-------------------|
| 1 | MEZZANINE | N/A | DROP | N/A | 20,585 SF |
| 2 | WAREHOUSE | 40' x 40' | 18' 8" - 36' 8" | 16 | 279,300 SF |
| TOTAL | | | | | 299,885 SF |

LOCATION MAP

1 POULAN DRIVE | NASHVILLE, AR

| | |
|-----------------|-----------|
| LITTLE ROCK, AR | 123 MILES |
| DALLAS, TX | 216 MILES |
| MEMPHIS, TN | 265 MILES |
| JACKSON, MS | 292 MILES |



NASHVILLE

