



**FOR LEASE OR SALE**  
**139 OLD AIRPORT RD**

**166,397 SF**  
**NASHVILLE, AR**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS

 **LARGE LAYDOWN YARD: 15**  
 **ACRES EXPANDABLE TO 30**


 **SECURITY FENCING WITH  
GATED ACCESS**

 **7 DOCKS WITH LEVELERS**

 **20 GRADE-LEVEL  
OVERHEAD DOORS**

 **AMPLE CAR AND  
TRAILER PARKING**

 **OVERHEAD CRANE  
AVAILABLE ON SITE**

 **4.5-ACRE SOLAR FARM  
PROVIDING +/- %25 OF  
TOTAL POWER**



# PROPERTY DETAILS

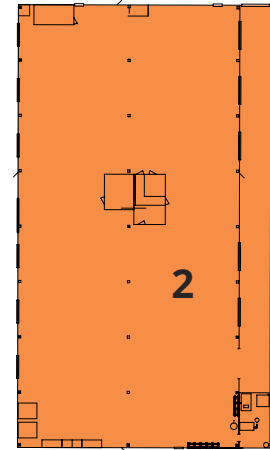
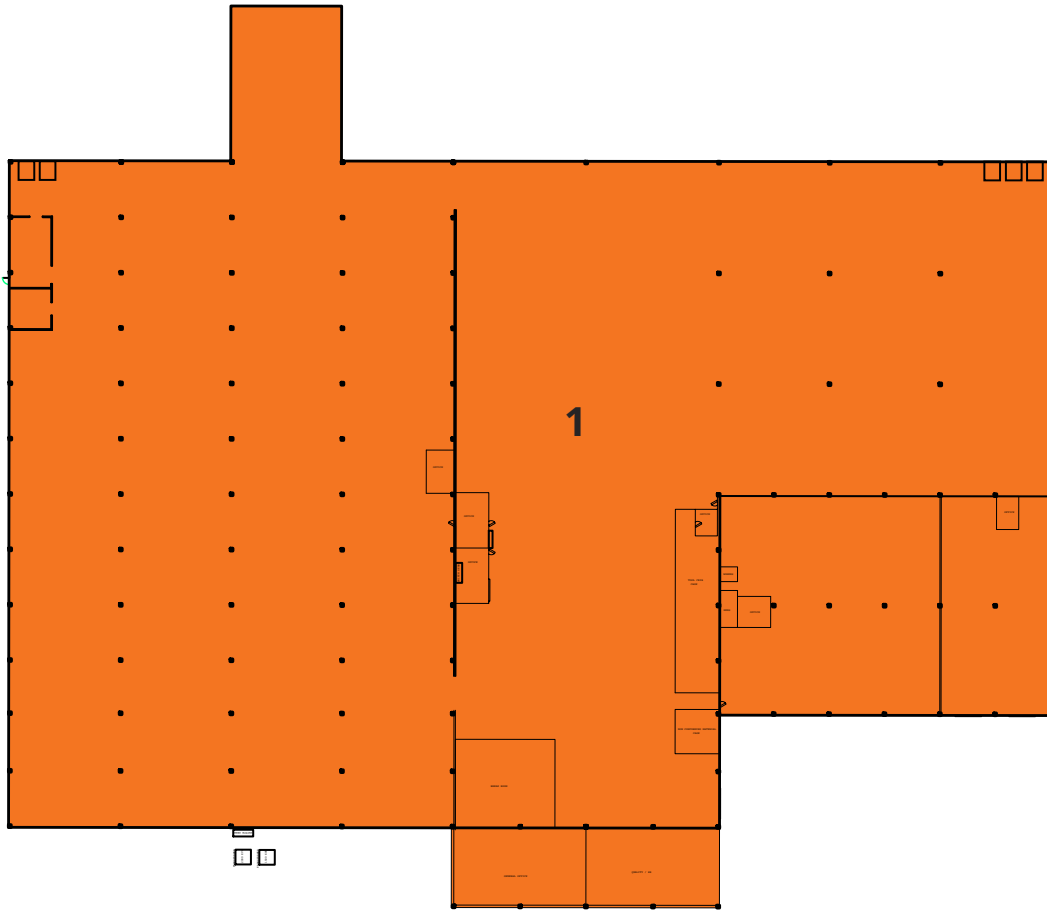
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AVAILABLE SPACE	166,397 SF
MAIN WAREHOUSE	142,048 SF
ANCILLARY BUILDING	24,349 SF
DOCK DOORS WITH LEVELERS	7
GRADE-LEVEL OVERHEAD DOORS	20
CLEAR HEIGHT	21' 8" - 26' 6"
COLUMN SPACING	50' x 25'
YEAR BUILT	1998 & 2000
POWER	7000 & 3000 Amps   3-Phase   480 Y 277 V
PARKING	165 Surface Spaces
LAND AREA	49.76 Acres
ZONING	Industrial
PARCEL ID	750-00017-004E



# FLOOR PLAN

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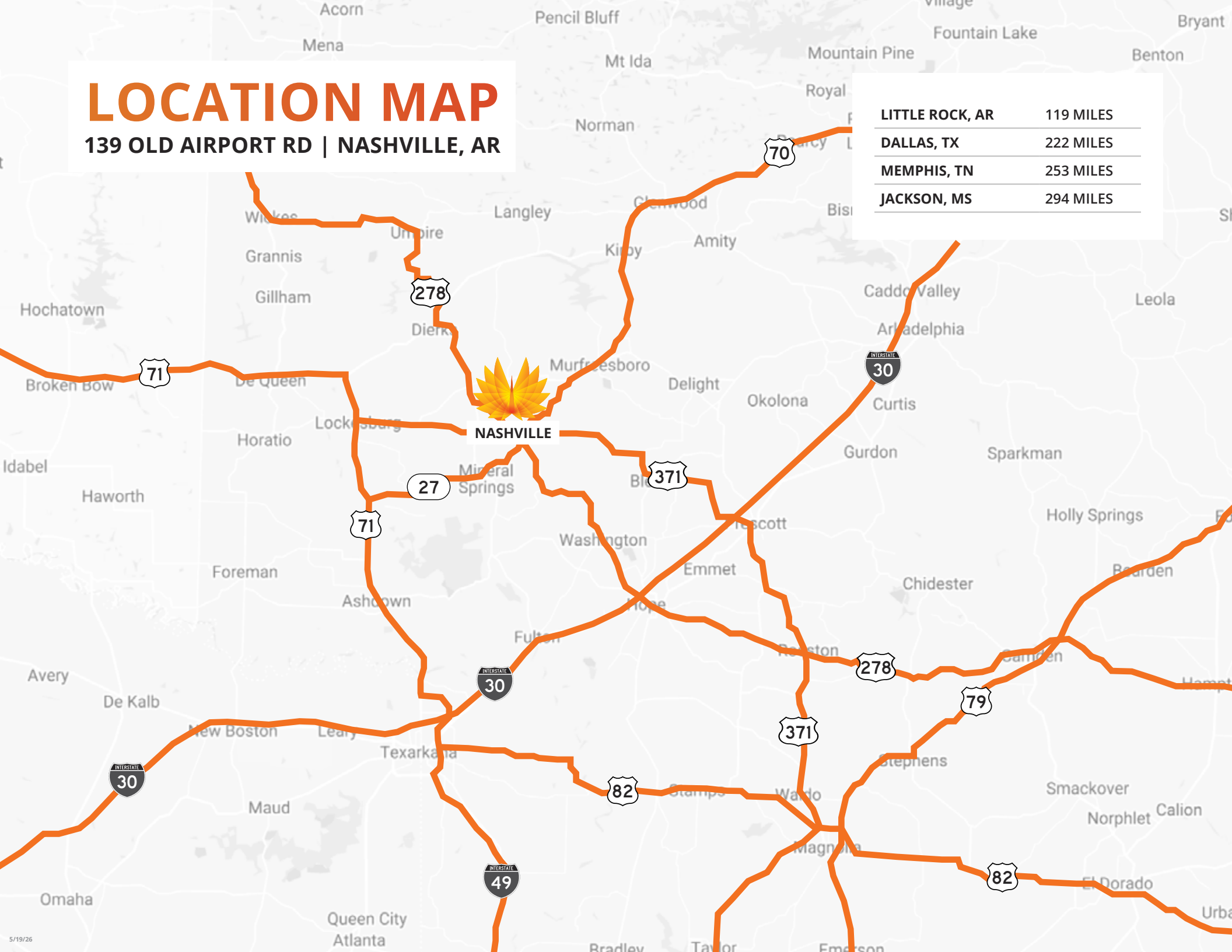


NUMBER	SPACE DESIGNATION	COLUMN SPACE	CLEAR HEIGHT	DOCKS WITH LEVELERS	GRADE-LEVEL OVERHEAD DOORS	SQUARE FEET
1	MAIN WAREHOUSE	50' x 25'	26' 6"	5	13	142,048 SF
2	ANCILLARY BUILDING	50' x 25'	21' 8"	2	7	24,349 SF
<b>TOTAL</b>						<b>166,397 SF</b>

# LOCATION MAP

139 OLD AIRPORT RD | NASHVILLE, AR

LITTLE ROCK, AR	119 MILES
DALLAS, TX	222 MILES
MEMPHIS, TN	253 MILES
JACKSON, MS	294 MILES





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