



**FOR LEASE OR SALE
403 N TEXAS ST | 57,039 SF
CROSSETT, AR**

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INVESTORS**

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

403 N TEXAS ST | CROSSETT, AR

AVAILABLE SPACE	57,039 SF
WAREHOUSE SPACE	55,239 SF
OFFICE SPACE	1,800 SF
DOCK DOORS	9
GRADE-LEVEL DRIVE-IN DOORS	1
CLEAR HEIGHT	16'
YEAR BUILT	1955
FIRE SUPPRESSION	100% Wet, Sprinklers
POWER	3 Phase
PARKING	Gravel Truck Parking Lot
LAND AREA	4.65 Acres
ZONING	IL: Light Industrial District
PARCEL ID	706-02209-000, 706-02210-000



PROPERTY HIGHLIGHTS



9 DOCK DOORS



LOCATED IN
OPPORTUNITY ZONE



4 PRIVATE OFFICES, BREAK
ROOM, & BULLPEN AREA

Woodberry

Banks

Green Hill

Cominto

Hollow

LOCATION MAP

403 N TEXAS ST | CROSSETT, AR

LITTLE ROCK, AR

129 MILES

JACKSON, MS

154 MILES

MEMPHIS, TN

221 MILES

DALLAS, TX

321 MILES

HOUSTON, TX

370 MILES

