



**FOR LEASE**

**3411 N HUTCHINSON ST**

**ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**

**130,485 SF**

**PINE BLUFF, AR**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

# PROPERTY DETAILS

3411 N HUTCHINSON ST | PINE BLUFF, AR

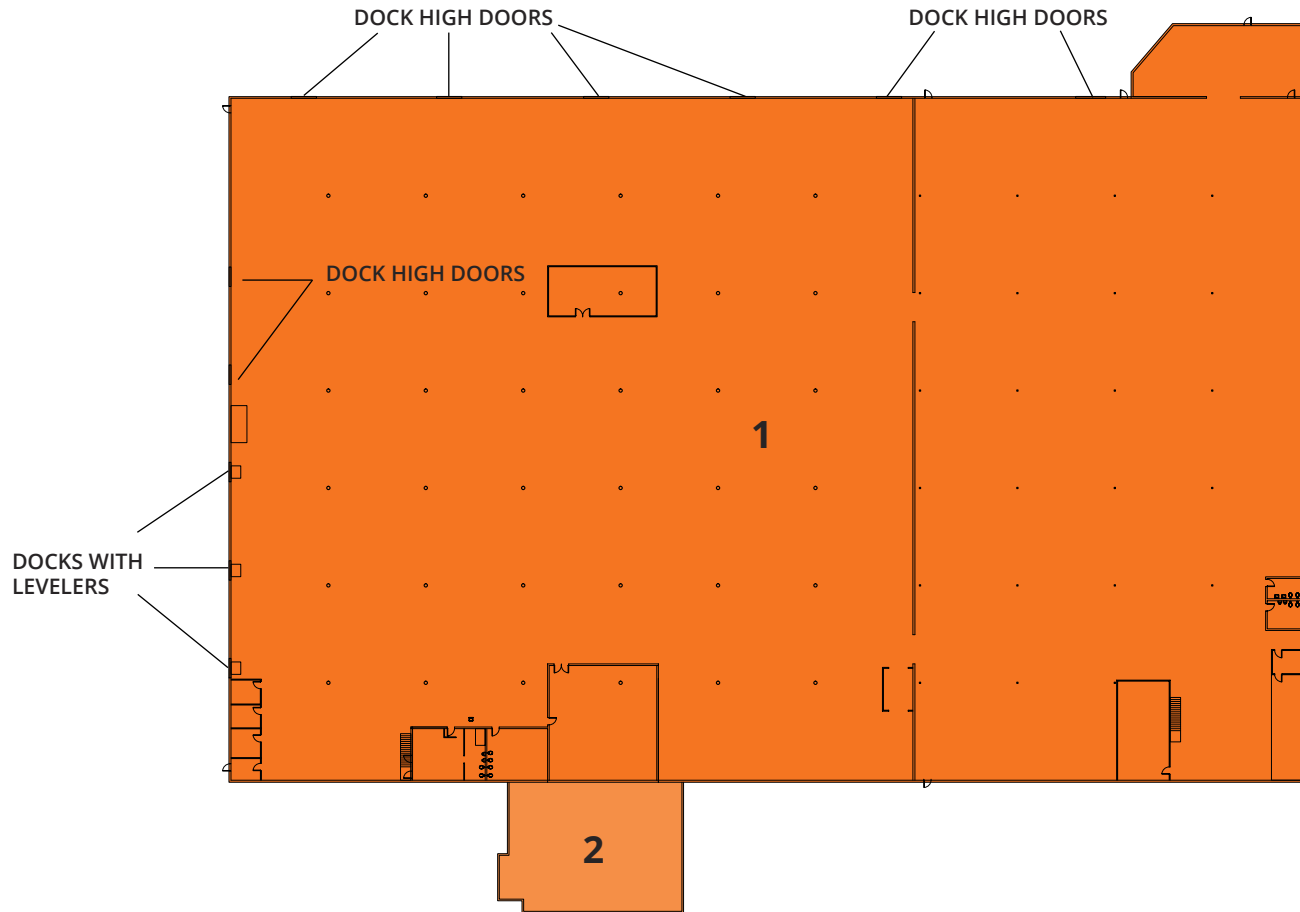
AVAILABLE SPACE	130,485 SF
OFFICE SPACE	3,929 SF
DOCK DOORS	11
EXTERNAL LEVELERS	3
CLEAR HEIGHT	16' - 25'
COLUMN WIDTH/DEPTH	40' x 40'
FLOORS	6" Reinforced Concrete
YEAR BUILT	1986
FIRE SUPPRESSION	100% Wet
PARKING	80 Surface Spaces Laydown Yard and Truck Lines Additional Gravel Parking Available
LAND AREA	14.42 Acres
ZONING	I-2 Heavy Industrial
PARCEL ID	931-83654-000
RAIL ACCESS	Union Pacific
<b>OPEX ESTIMATE</b>	<b>\$0.49/SF</b>



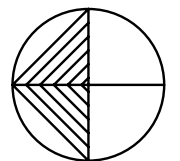
# FLOOR PLAN

3411 N HUTCHINSON ST | PINE BLUFF, AR

[VIEW MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	EXTERNAL LEVELERS	SQUARE FEET
1	WAREHOUSE	16' - 25'	40' x 40'	11	3	126,556 SF
2	FIRST FLOOR OFFICES	DROP CEILING	N/A	N/A	N/A	3,929 SF
<b>TOTAL</b>				<b>3</b>	<b>8</b>	<b>130,485 SF</b>



# LOCATION MAP

3411 N HUTCHINSON ST | PINE BLUFF, AR

I-530	5 MILES
PINE BLUFF RGNL AIRPT	11 MILES
LITTLE ROCK	40 MILES
MEMPHIS	147 MILES

