



FOR LEASE OR SALE
1 POULAN DRIVE

299,885 SF
NASHVILLE, AR

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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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

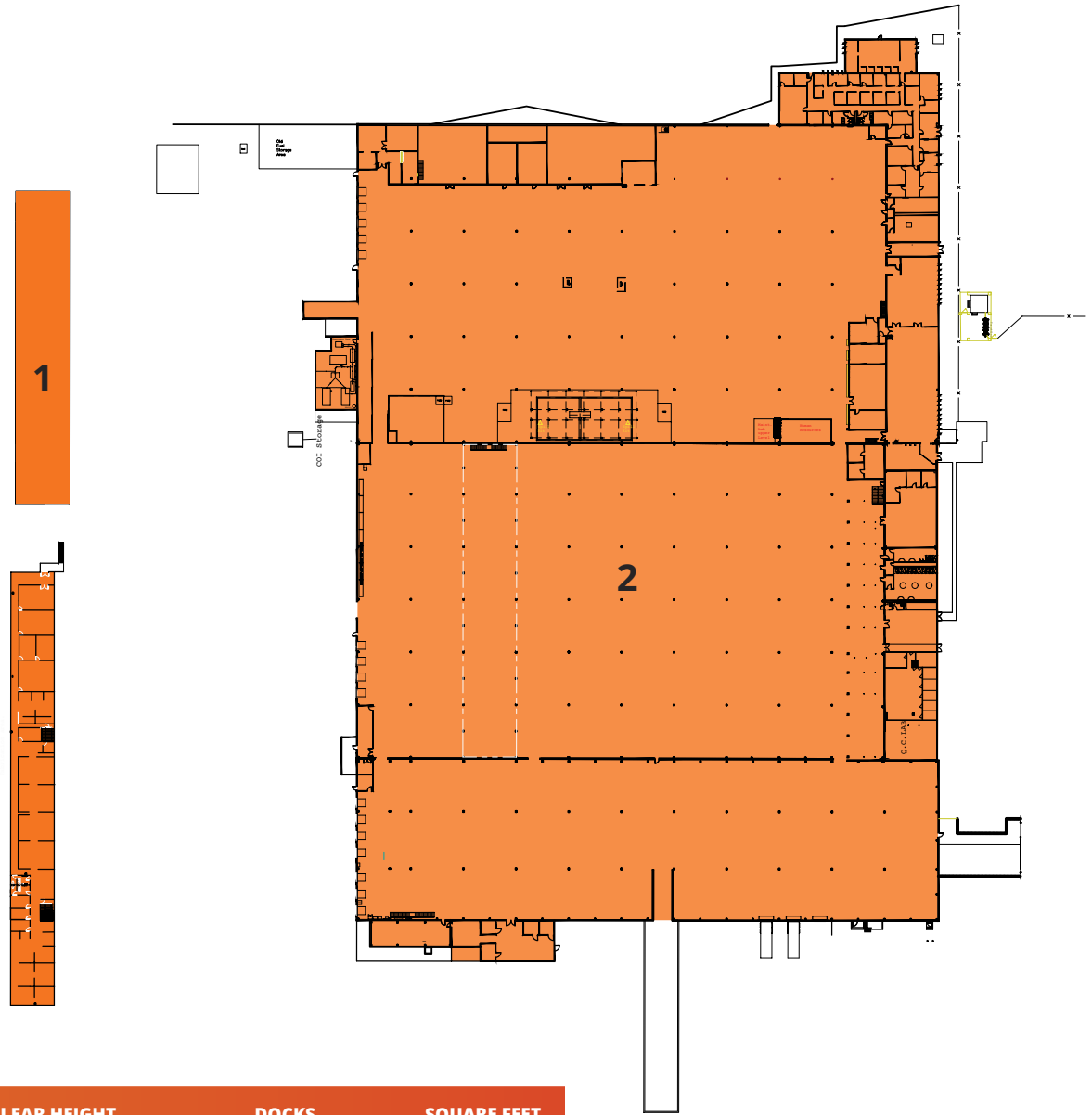
1 POULAN DRIVE | NASHVILLE, AR

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

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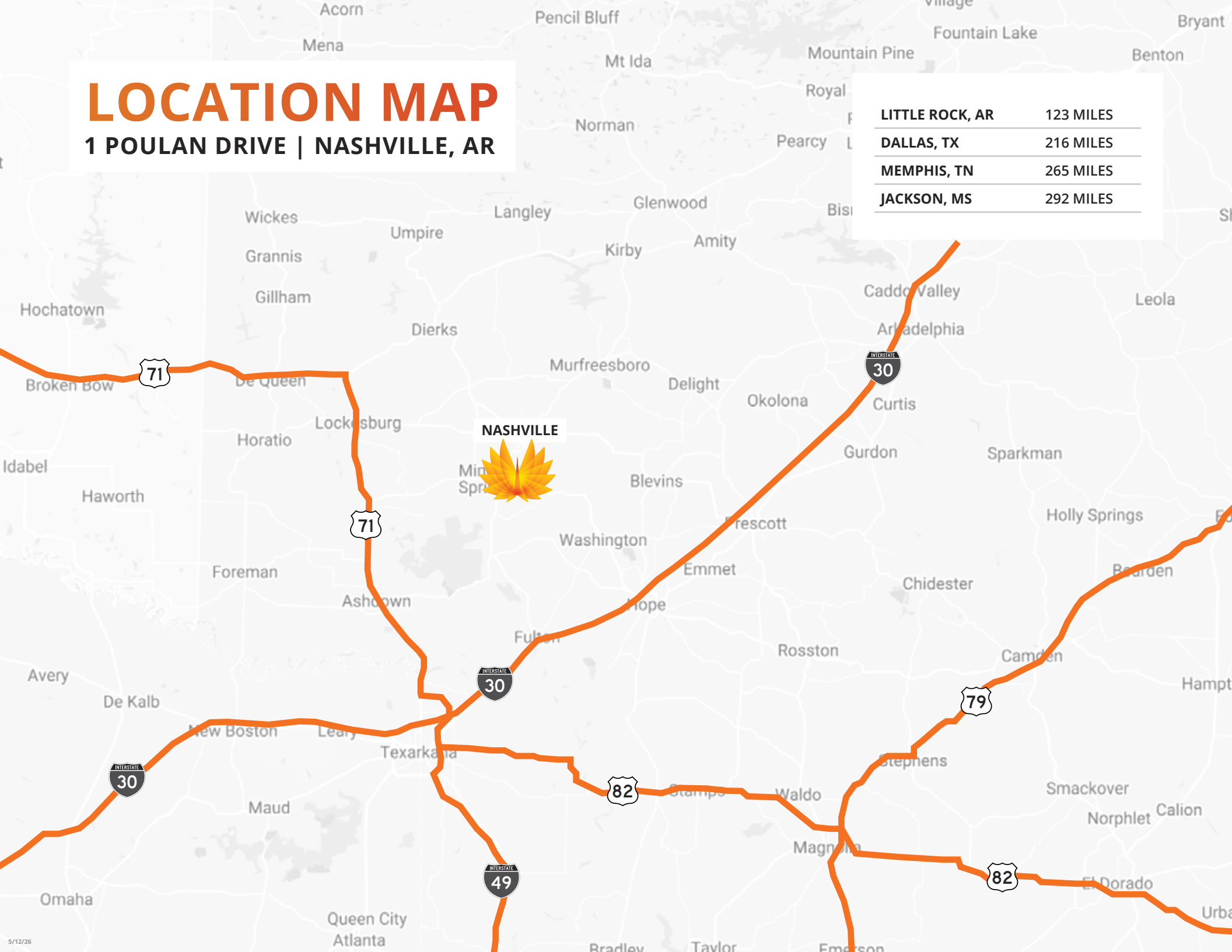


NUMBER	SPACE DESIGNATION	COLUMN SPACE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	MEZZANINE	N/A	DROP	N/A	20,585 SF
2	WAREHOUSE	40' x 40'	18' 8" - 36' 8"	16	279,300 SF
TOTAL					299,885 SF

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

