



**FOR LEASE**  
**139 OLD AIRPORT RD**

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

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



**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 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

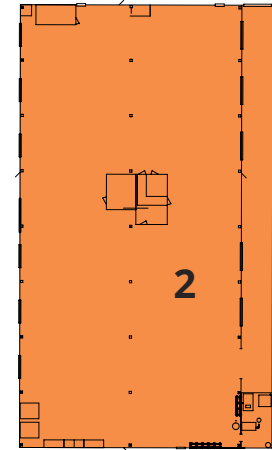
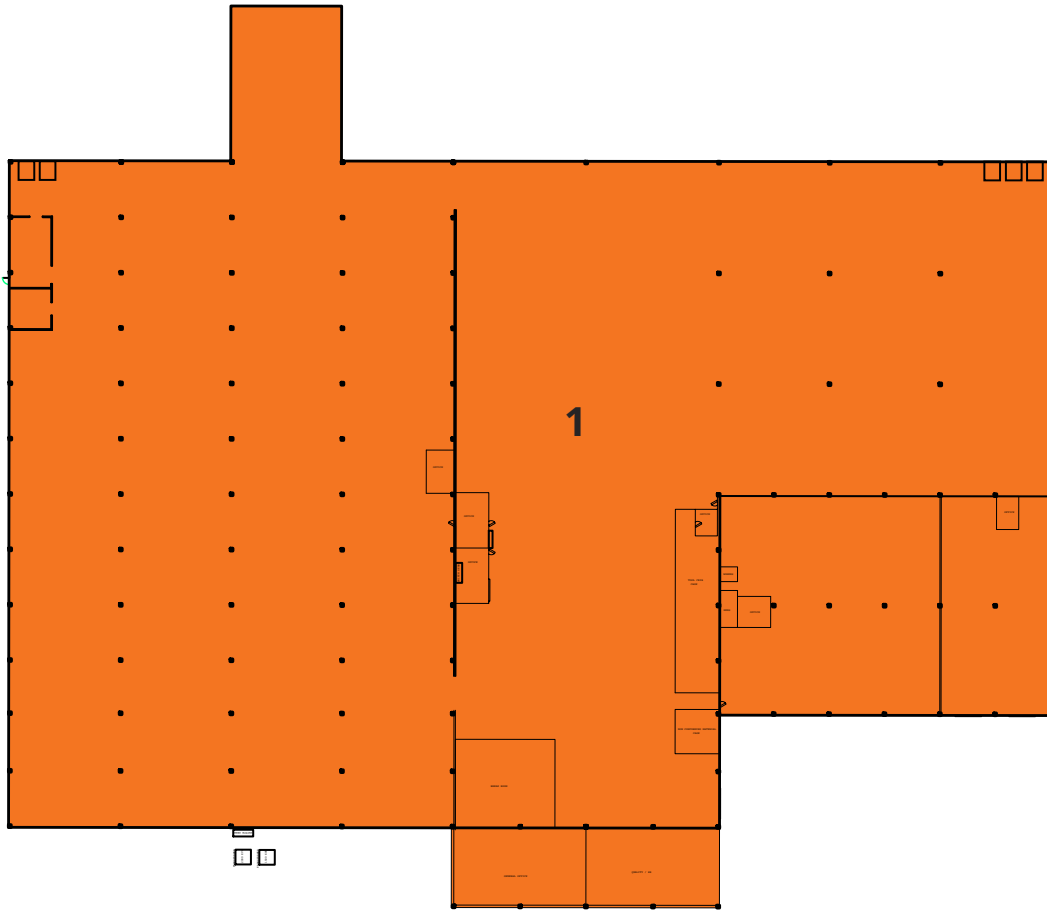
139 OLD AIRPORT RD | NASHVILLE, AR

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

139 OLD AIRPORT RD | NASHVILLE, AR

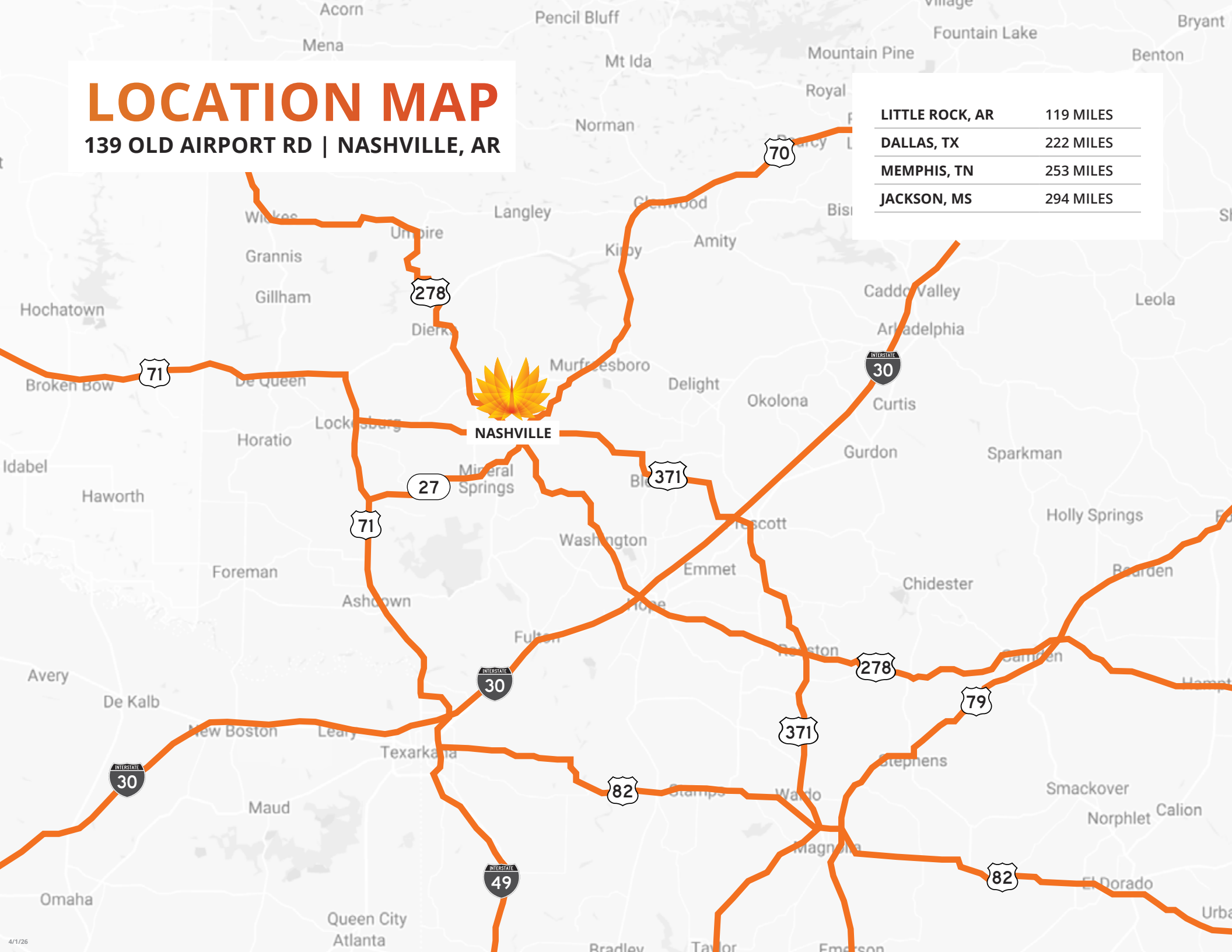


NUMBER	SPACE DESIGNATION	COLUMN SPACE	CLEAR HEIGHT	DOCKS WITH LEVELERS	GRADE-LEVEL OVERHEAD DOORS	SQUARE FEET
1	MAIN WAREHOUSE	50' x 25'	26' 6"	5	13	142,048 SF
2	ANCILLARY BUILDING	50' x 25'	21' 8"	2	7	24,349 SF
<b>TOTAL</b>						<b>166,397 SF</b>

# 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





**FOR LEASE** | **166,397 SF**  
**139 OLD AIRPORT RD** | **NASHVILLE, AR**

**KURT JENSEN** | 262-308-0008 | [KURT@PHOENIXINVESTORS.COM](mailto:KURT@PHOENIXINVESTORS.COM)  
**MICHAEL JENSEN** | 414-260-0577 | [MJENSEN@PHOENIXINVESTORS.COM](mailto:MJENSEN@PHOENIXINVESTORS.COM)



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*