



**FOR LEASE OR SALE**  
**403 N TEXAS ST**

**57,039 SF**  
**CROSSETT, AR**

**ROBERT KRIEWALDT** 920-915-9746 | [ROBERT@PHOENIX3PL.COM](mailto: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 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**

# 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

