



FOR LEASE OR SALE | **381,991 SF**
688 HIGHWAY 4 | **WARREN, AR**

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**FULLY FENCED WITH
GUARD SHACK**



LAYDOWN YARD



MULTIPLE STORAGE SILOS



**LOCATED IN
OPPORTUNITY ZONE**



**COVERED OUTSIDE
STORAGE**



PROPERTY DETAILS

688 HIGHWAY 4 | WARREN, AR

AVAILABLE SPACE	381,991 SF
WAREHOUSE SPACE	210,674 SF
OFFICE SPACE	3,621 SF
ANCILLARY BUILDINGS & COVERED OUTDOOR STORAGE	167,696 SF
DOCK DOORS	6
DRIVE-IN DOORS	7
CLEAR HEIGHT	18' - 31'
COLUMN SPACING	25' x 40' 30' x 40'
YEAR BUILT	1977
POWER	480v 150 kVA Generac Generator
SILOS	One 20' Diameter x 60' H; One 6' Diameter x 65' H
ADDITIONAL INFO	Multiple Boilers, State-of-the-Art Kiln, Outdoor Covered Storage
LAND AREA	88.76 Acres
PARKING	172 Auto Spaces Extensive Trailer Parking Available
RAIL	Possible; Inactive Spur on Site
ZONING	M-2: General Industrial District
PARCEL ID	740-00001-002



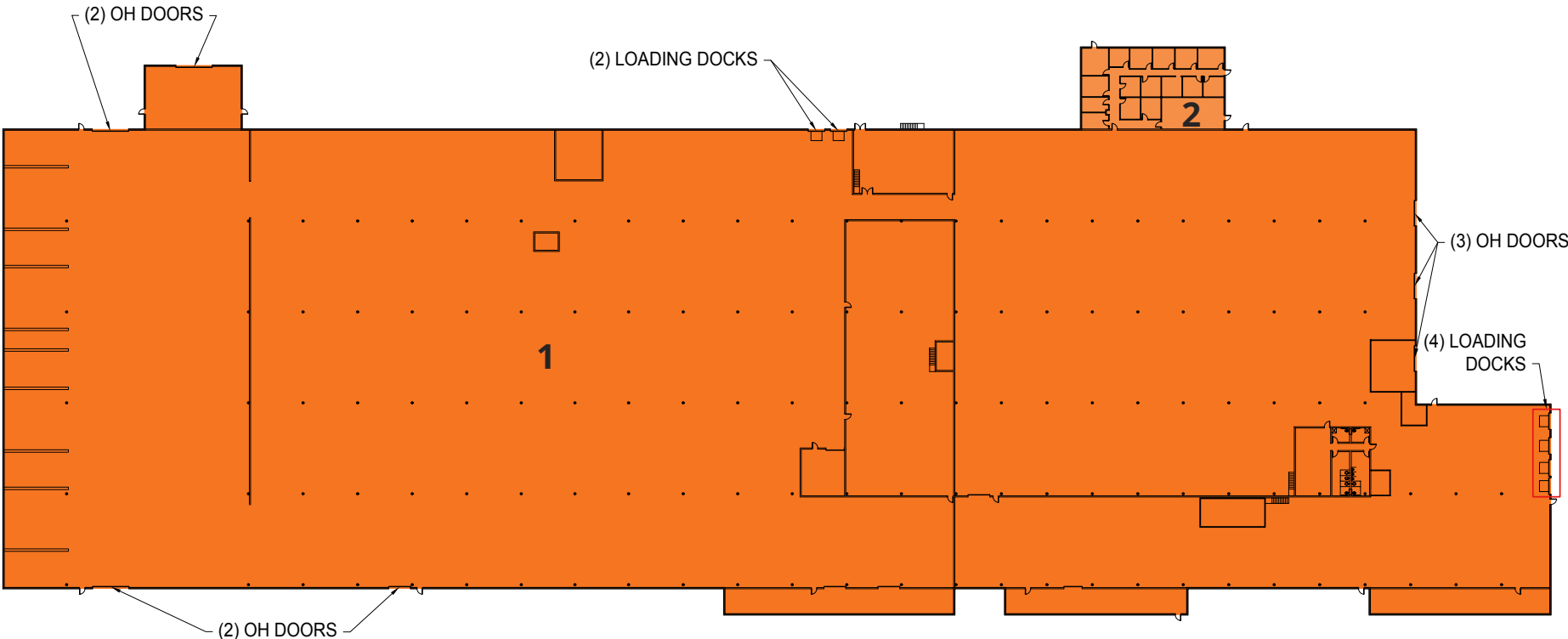
SITE PLAN

688 HIGHWAY 4 | WARREN, AR

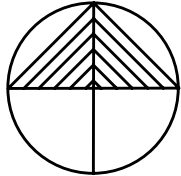


FLOOR PLAN

688 HIGHWAY 4 | WARREN, AR



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	25' X 40' 30' x 40'	18' - 31'	210,674 SF
2	OFFICES	N/A	DROP CEILING	3,621 SF
TOTAL				214,295 SF



LOCATION MAP

688 HIGHWAY 4 | WARREN, AR

LITTLE ROCK, AR	92 MILES
SHREVEPORT, LA	142 MILES
MEMPHIS, TN	198 MILES
JACKSON, MS	199 MILES



WARREN

