

CONWAY, ARKANSAS

INDUSTRIAL PROPERTY FOR SALE OR LEASE

3150 VAIL AVE



OFFERING SUMMARY

Sale Price: \$1,095,000

Lease Rate: 7.00/SF

Available SF: ±

Lot Size: ± 3.68 Acres

Year Built: 2008

Zoning: C-3

Market: Central Arkansas

Submarket: Conway

PROPERTY OVERVIEW

Approximately 26,500 SF industrial building on 3.68 acres for sale with approximately 10,000 SF of the space being covered canopy. Property contains 1,500 SF of office space. The property was built in 2008 and has modern energy warehouse lights, ample parking and has a security fence with automated gates. Located just off Conway's newest I-40 Exit and bypass.

PROPERTY HIGHLIGHTS

- Insulated roof over canopy's could be easily enclosed for extra heated space
- Fully fenced with automated gates
- Easy access to Interstate 40
- Owner will lease back for up to 6 months or more upon sale



Newmark

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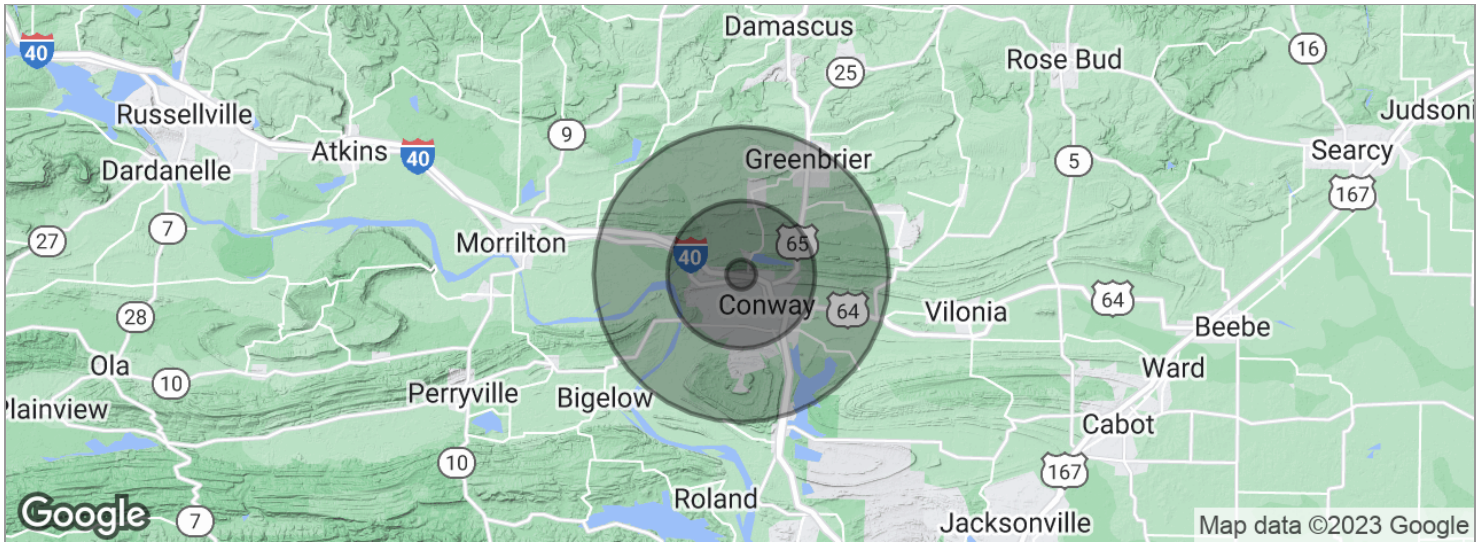
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,219	57,415	96,175
Median age	30.2	28.4	30.5
Median age (Male)	31.0	28.1	29.5
Median age (Female)	29.1	29.0	31.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	907	21,498	36,249
# of persons per HH	2.4	2.7	2.7
Average HH income	\$64,003	\$59,096	\$59,824
Average house value	\$145,222	\$133,451	\$133,497

* Demographic data derived from 2020 ACS - US Census



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