

FOR SALE REDUCED PRICE/ \$750,000



504 & 506

SE J St.

17,000

Total SF

1.91 +/- AC

Bentonville

- **3 Buildings**
- Situated on 1.91 +/- acres
- Zoned I-2
- 504 SE J St.
5000+/- sf warehouse
3 overhead doors
- 506 SE J St.
1200 +/- sf office
4800 +/- sf warehouse
1 overhead door
- 6000 +/- sf warehouse
1 overhead door
- 1000 +/- sf shed
- 14' ceiling heights
- Graveled parking area
- Only 1.7 +/- miles from I-540
- 2005 Traffic count: 11,100



DIRECTIONS: From I-540 take Exit 86, west on Hwy 102 for approx. 1 mile, turn north on SE J, go approx. .7 miles, property on west side.

MLX# 497103



Bill McClard, CCIM, SIOR

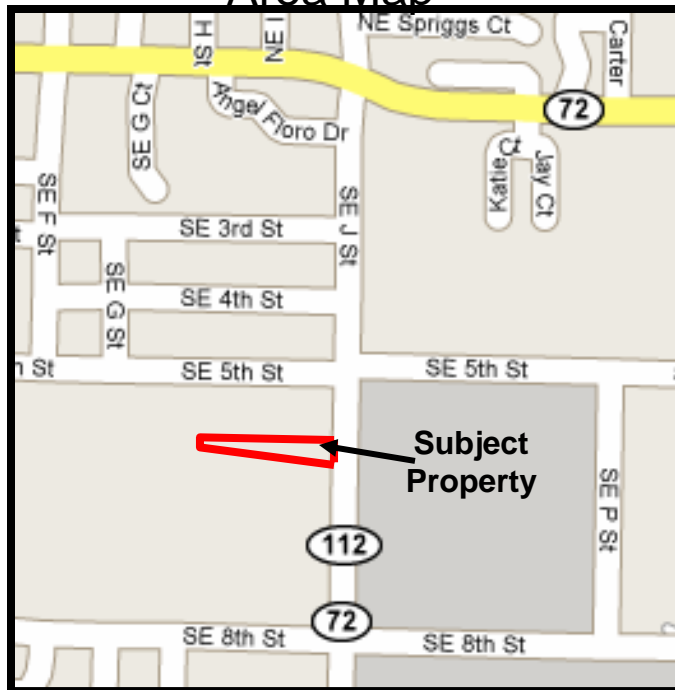
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Website: www.BillMcClard.com



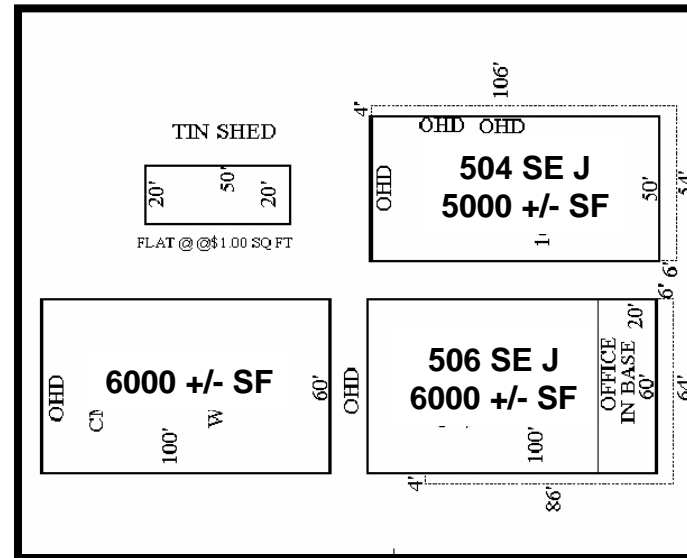
CCIM

SIOR

Area Map



Building Layout



PROPERTY currently shown in 'projected' FLOOD ZONE 'A' area. Studies should be Completed to determine the 100 year flood plain status.