

For Sale \$275,000

Office and Warehouse Situated on 11± Acres

2302 CR 230, Blytheville, AR

Outside City Limits

BUILDING #1 - Office - 1,440±SF
(CH&A, Reception Area, Break Room, 2 Baths)

BUILDING #2 - Warehouse - 2,400±SF

BUILDING #3 - Warehouse - 2,400±Sf

BUILDING #4 - Warehouse - 7,152±SF

- All Steel Buildings with Metal Siding and Roofing
- Space Heaters in Warehouse
- Ceiling Heights 14 Ft.



20 year non-compete clause

Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed or fertilizer.

Please visit peoplescompany.com for photos and additional information.

870.275.6249 | peoplescompany.com



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Address: 2302 County Road 230, Blytheville, AR

Size: Office: 1,440 +/- SF
Warehouse #1: 2,400 SF
Warehouse #2: 2,400 SF
Warehouse #3: 7,152 SF

Construction Type: Steel building(s) with metal siding & roofing

Site Area: 11.0 +/- acres

Clear Height: 14' +/- Feet

Zoning: No Zoning (Outside City Limits)

Shipping: 14' drive-in doors & exterior shipping dock

Natural Gas: Assumed CenterPoint Entergy

Water, Power, Sewer Provider: Blytheville City, Entergy, Septic System

Roof Type: Steel/Metal

Abutting Property Uses: Agricultural

Parking Spaces: Ample

Column Spacing: Unknown

Sprinkler Type: Unknown

Heat: CH&A in Office Area & Space Heaters in Warehouse

Rail: None

Market Overview:

The subject is in a rural/suburban type area with immediate area primary land use being in agriculture. The subject just outside the city limits of Blytheville. This area is based around the agricultural and manufacturing industries. The area is driven by Interstate 55, Mississippi River, Railway, Farming & Multiple Large Steel Mills.

Please include text on the current conditions in the market

The market appears stable, but like most agricultural dominated areas, can be volatile based on current macroeconomic conditions and situations. Other major industries appear good and immediate area appears to have remained stable in the commercial sector.

Current Location:

Bldg. #	Address	Building Size (SF)	Land Size (Acres)	Zoning	RE Taxes	Year Built	Type of Building	Comments
1	2302 County Road 230, Blytheville, AR	1,440 SF	11.0 +/- Ac.	None	\$2,730.23	1996	Steel w/ Metal	Office Building; Average Shape; CH&A; (3) Offices, Reception, Break Room, (2) Baths
2	" "	2,400 SF	" "	" "	" "	1996	" "	Warehouse; Iron Building w/ Metal Siding & Roofing; Chemical Storage
3	" "	2,400 SF	" "	" "	" "	1999	" "	Warehouse; Iron Building w/ Metal Siding & Roofing; Chemical Storage
4	" "	7,152 SF	" "	" "	" "	2007	" "	Warehouse; Iron w/ Metal Siding & Roofing; Equipment & Chemical Storage; Newer Building in Good Condition

Location Map



Building Photos:



Building Photos



Building Photos

