



**FOR LEASE**  
**3411 N HUTCHINSON ST**

**130,485 SF**  
**PINE BLUFF, AR**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY DETAILS

3411 N HUTCHINSON ST | PINE BLUFF, AR

AVAILABLE SPACE	130,485 SF
OFFICE SPACE	3,929 SF
DOCK DOORS	11
EXTERNAL LEVELERS	3
CLEAR HEIGHT	16' - 25'
COLUMN WIDTH/DEPTH	40' x 40'
FLOORS	6" Reinforced Concrete
YEAR BUILT	1986
FIRE SUPPRESSION	100% Wet
PARKING	80 Surface Spaces Laydown Yard and Truck Lines Additional Gravel Parking Available
LAND AREA	14.42 Acres
ZONING	I-2 Heavy Industrial
PARCEL ID	931-83654-000
RAIL ACCESS	Union Pacific
OPEX ESTIMATE	\$0.49/SF



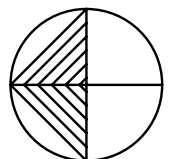
# FLOOR PLAN

3411 N HUTCHINSON ST | PINE BLUFF, AR

[VIEW MATTERPORT WALK-THROUGH](#)



NUMBER	SPACE DESIGNATION	CLEAR HEIGHT	COLUMN SPACING	DOCKS	EXTERNAL LEVELERS	SQUARE FEET
1	WAREHOUSE	16' - 25'	40' x 40'	11	3	126,556 SF
2	FIRST FLOOR OFFICES	DROP CEILING	N/A	N/A	N/A	3,929 SF
TOTAL				3	8	130,485 SF



# LOCATION MAP

3411 N HUTCHINSON ST | PINE BLUFF, AR

I-530	5 MILES
PINE BLUFF RGNL AIRPT	11 MILES
LITTLE ROCK	40 MILES
MEMPHIS	147 MILES

