



Moses Tucker
PARTNERS

cresa

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

INDUSTRIAL BUILDING FOR SUBLEASE

1601 Hwy 49B, Paragould, Arkansas



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Property Understanding

OVERVIEW

Offering	For Sublease
Lease Rate/Type	\$4.75/SF/YR Absolute Net
Address	1601 Hwy 49B
City/State	Paragould, AR 72450
Property Type	Manufacturing/Warehouse
Building Size	±408,667 SF (±8,000 SF Office)

See next page for additional building details.

PROPERTY HIGHLIGHTS

- Modern industrial facility with a durable and functional exterior
- The structure is composed of concrete tilt-up walls in key areas, providing stability, fire resistance, and insulation, while the metal panel siding adds a lightweight, cost-effective, and weather-resistant finish
- New roof and LED lighting conversion in 2018
- With the 5th lowest utility costs in the state, operational expenses for power are lower than in many other regions
- The facility is close to downtown, a nearby community airport, and a rail spur with significant recent investment
- New housing projects nearby make the location more attractive for employees
- Learn more about why Paragould is the perfect place for business growth and innovation [here](#)





Building Details

Building Size	±408,667 SF (±8,000 SF Office)
Number of Buildings	6 (plus 7 ancillary structures)
Lot Size	±45.44 Acres
Year Built/Renovated	1970/1994/1999/2015/Office Renovated in 2022
Parking	788 parking spaces, parking lot replaced in 2021
Roof	Replaced (office area and north side of main plant only) in 2021
Crane	3 functioning overhead 10T cranes
Ceiling Height	25' – 30'
Column Spacing	40' x 50'
Doors	13 dock doors, 3 floor level doors
Floor Material	Concrete
Heating	Yes
Air Conditioning	No, but fresh air in production area
Floor Material	Concrete
Electricity	Paragould Municipal Utility
Water	Paragould Municipal Utility
Telecommunications	AT&T
Natural Gas	Yes
Sewer	Yes; 8" sewer line on north side of building across Monroe Street, 12" sewer line on east side of treatment building behind the main building
Fiber	Yes (ATT)
Fire Protection Sprinklers	Yes; Sprinkler Type Wet, excluding chemical storage area
ISO Rating	ISO 9001



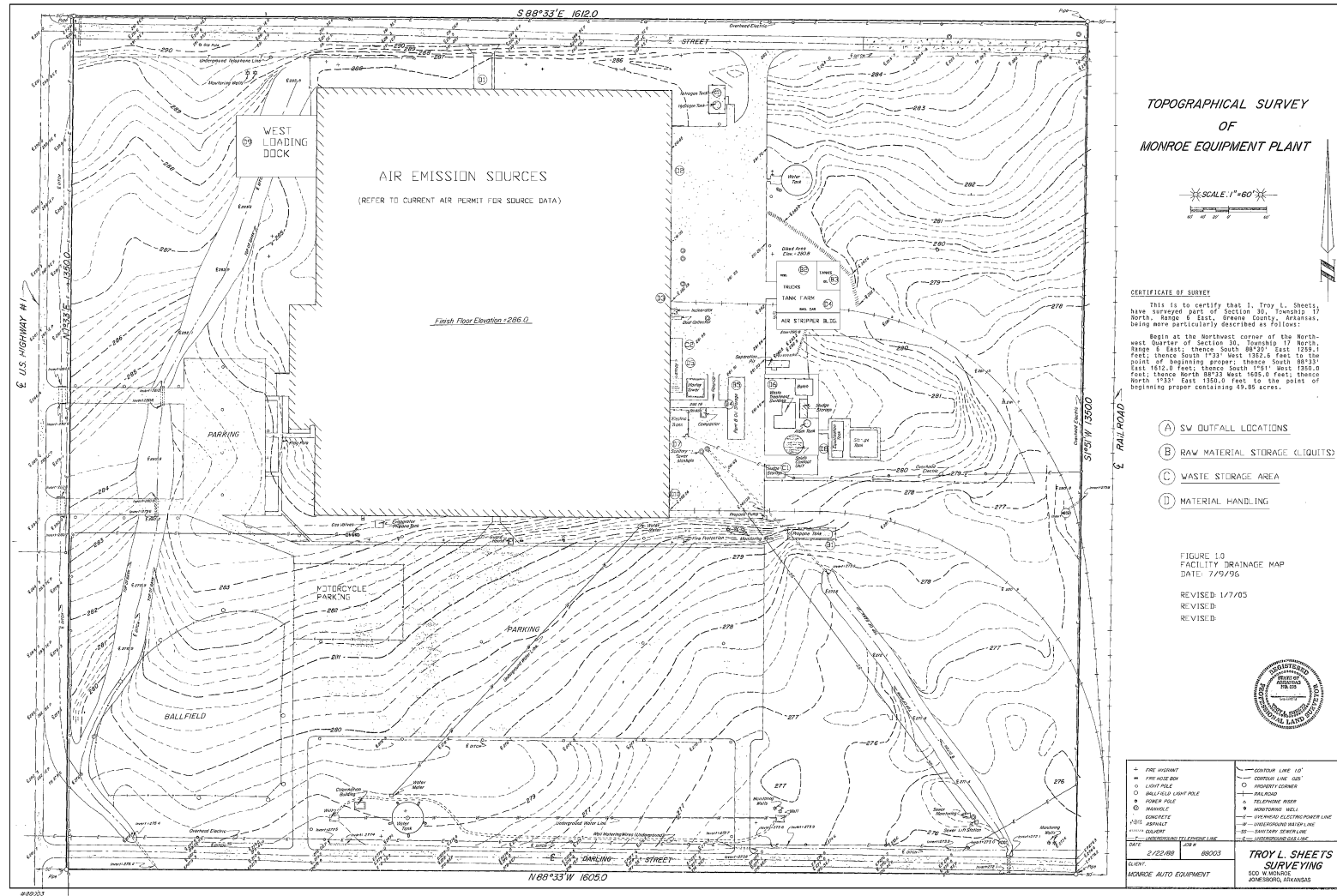


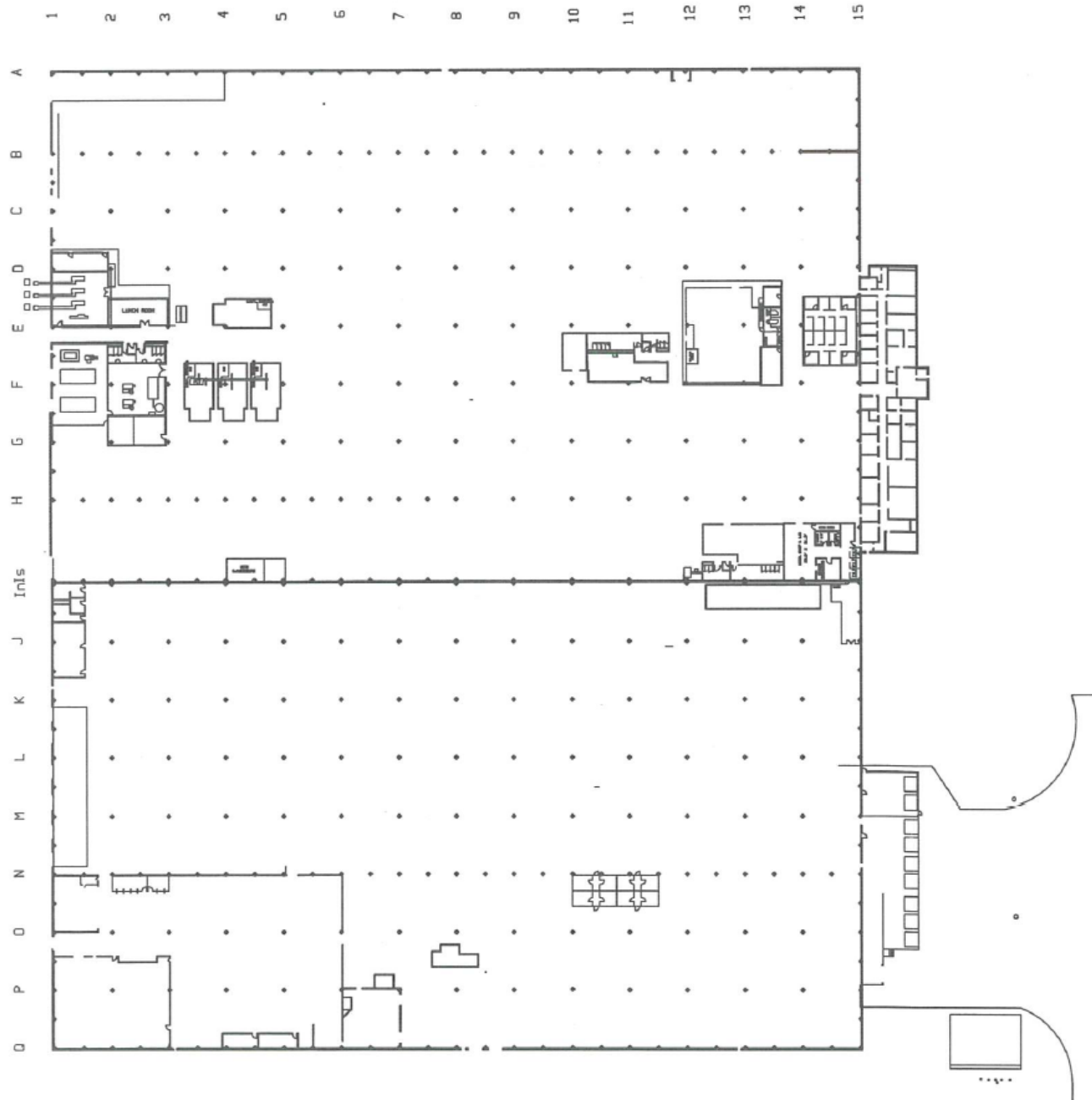
Building Summary



Building	Square Feet	Year Built	Framing	Exterior Walls	Roof Material	Sprinklered	HVAC	Doors
1. Main Plant and Offices	±395,725	1970	Steel (wide flange)	Metal Panels	TPO	Yes	Individual Units	13 dock doors, 3 floor level doors
1. Office (included in above SF)	±8,036	2022 (Renovated)	Concrete (CMU)	Concrete (tilt up)				
2. Paint and Oil Storage Building	±2,328	1970	Steel (I Beam)	Metal Panels	TPO	Yes	Individual Units (Heat Only)	
3. Air Stripper Building	±2,800	1994	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Dock
4. Waste Treatment Building	±10,240	1999	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Roll up
5. Air Gas Building	±506	1999	Steel (I Beam)	Metal Panels	Standing Seam Metal	Yes	Individual Units	Single Roll up
6. Pallet Storage Building	±1,700	2015	Steel (I Beam)	Metal Panels	Standing Seam Metal	No	No	No





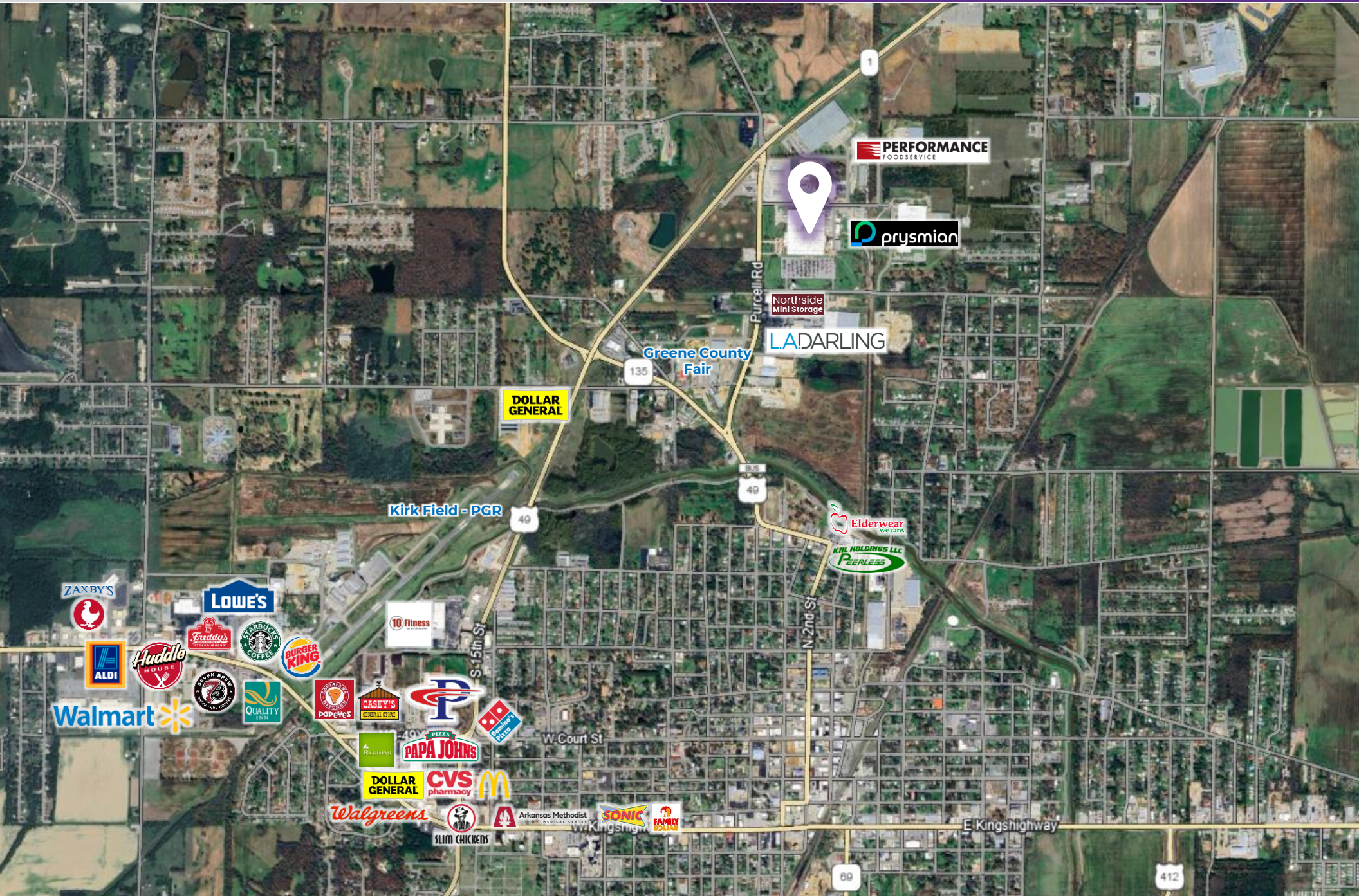




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MARKET MAP



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EXTERIOR PHOTOS

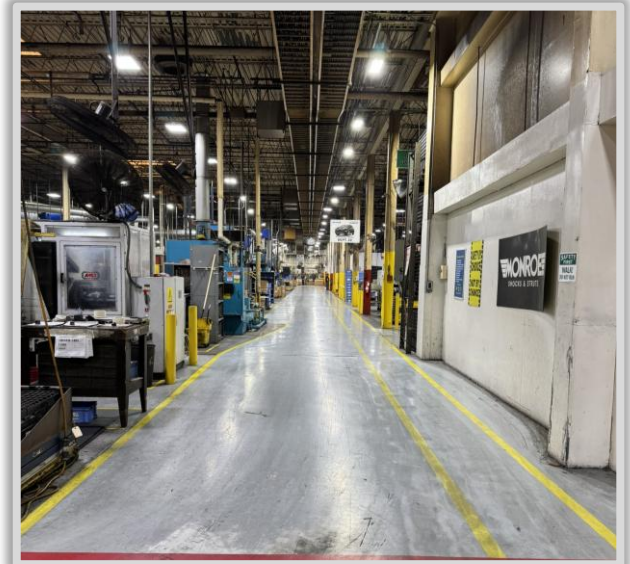
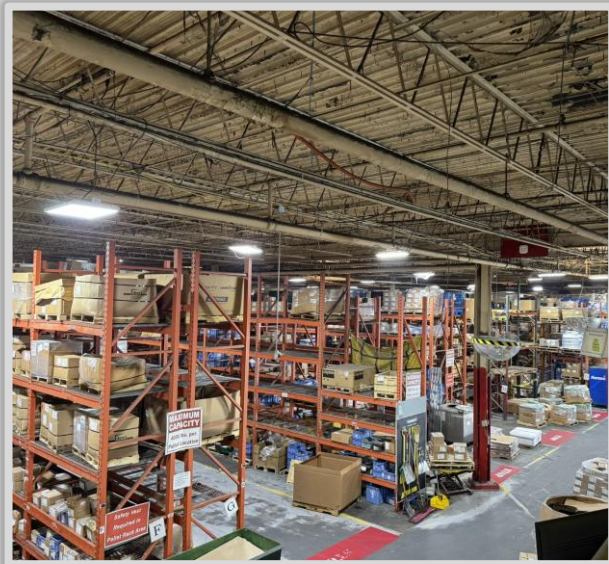




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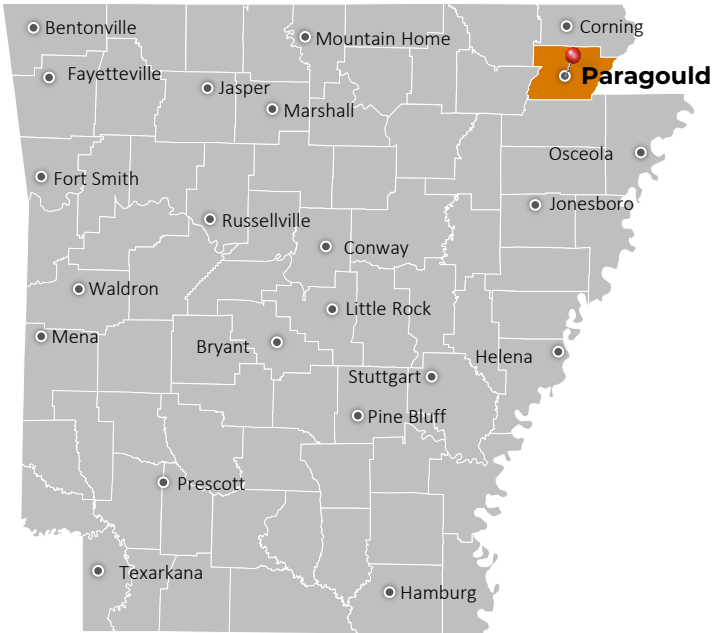
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INTERIOR PHOTOS





Paragould, Arkansas



As of 2024, Paragould, Arkansas, has an estimated population of 30,808, reflecting a steady growth rate of approximately 0.94% annually since the 2020 census, which recorded 29,656 residents.

Paragould has demonstrated a commitment to fostering economic growth through strategic initiatives. The Economic Development Corporation of Paragould collaborates with local entities to ensure the availability of essential resources such as land, buildings, infrastructure, and workforce training ([City of Paragould](#)). In line with these efforts, the city has undertaken projects like the construction of a new farmers market pavilion near the historic downtown power plant. This initiative aims to stimulate local commerce and enhance community engagement ([Arkansas Money & Politics](#)).

The city has adopted the *Discover Paragould 2042* comprehensive plan, aiming to modernize zoning codes to support quality growth, economic development, and an enhanced quality of life ([Discover Paragould 2042](#)). This forward-thinking approach reflects the community's resilience and commitment to fostering a conducive environment for business and economic prosperity.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	22,636	31,838	43,092
Households	8,801	12,308	16,633
Average Age	38.3	38.8	39.4
Average Household Income	\$60,769	\$65,531	\$68,524
Businesses	588	769	893

**Demographic details based on property location*



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THANK YOU

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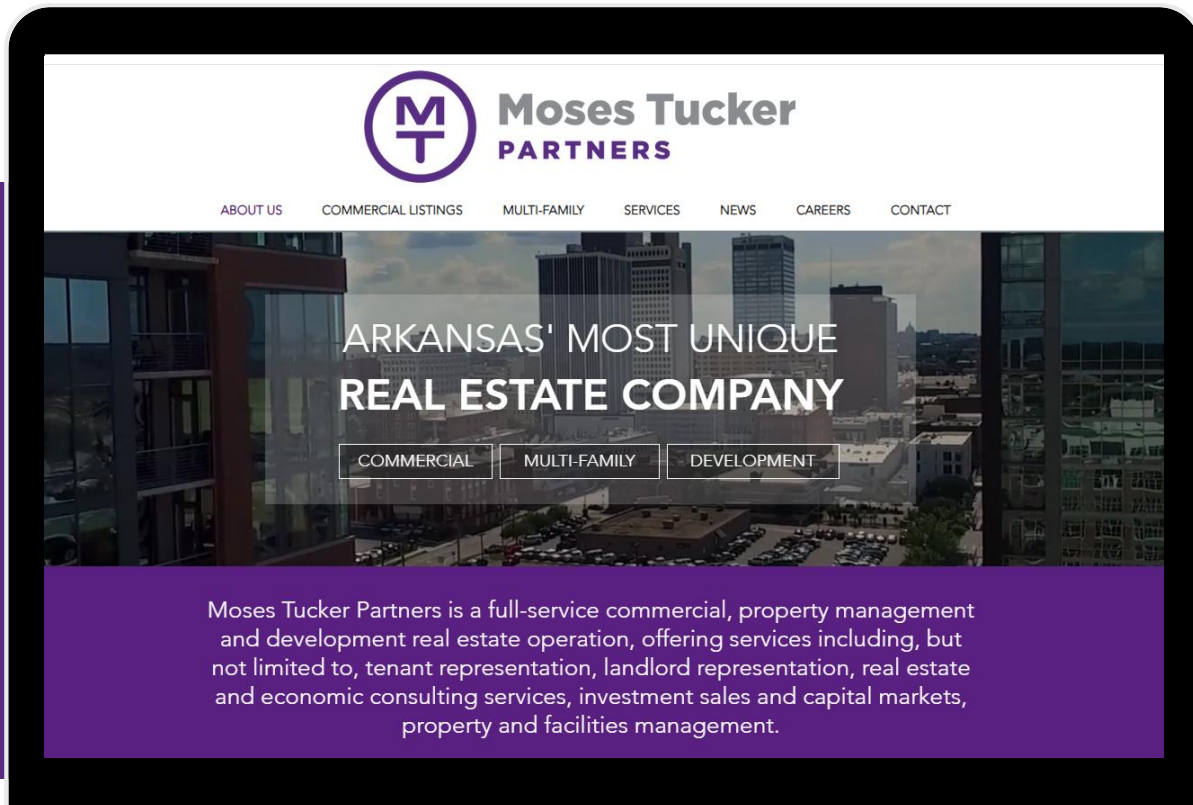
www.mosestucker.com



info@mosestucker.com



**200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Fletcher Hanson

*Principal, Executive Vice President &
Principal Broker*
fhanson@mosestucker.com

John Martin, CCIM

*Principal & Vice President
of Brokerage*
jmartin@mosestucker.com

Adam Jenkins

*Brokerage
Associate*
ajenkins@mosestucker.com

Joe Siglin, MCR, CCIM

Principal
jsiglin@cresa.com

Harrison Shipp

Senior Advisor
hshipp@cresa.com

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