

## IB640 - Orthoflex (saddles)

704 W CENTRAL  
WARREN, AR, 71671

COUNTY  
**Bradley**

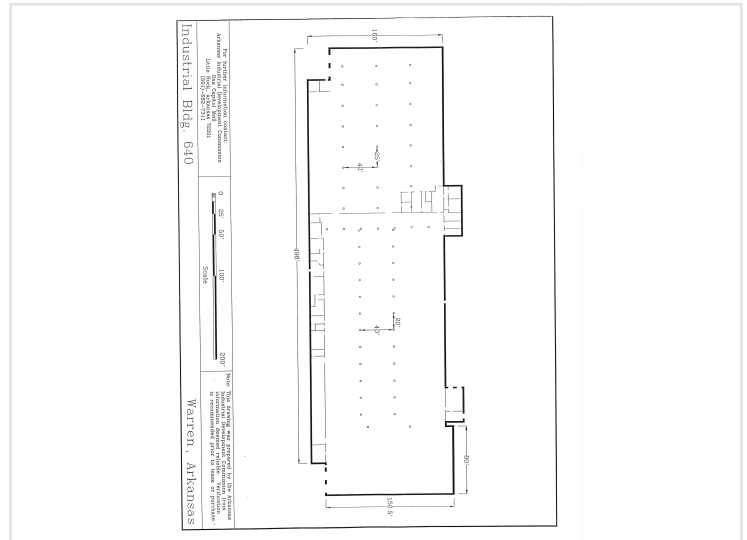
COORDINATES  
**33.609365, -92.075139**



SALE PRICE **150000**

LEASE PRICE **NA**

PROPERTY TYPE	AVAILABLE SQ FT	TOTAL SQ FT
<b>Industrial</b>	<b>88000</b>	<b>88000</b>



### Features

LOT SIZE

**3**

ADDITIONAL ACREAGE

**0**

NUMBER OF BUILDINGS

**3**

SUBDIVIDABLE

**Yes**

MULTI-TENANT BUILDINGS

**Yes**

PREVIOUS USE

**Women's clothing**

PARKING

**Yes**

NUMBER OF SPACES

**more than 100**

WITHIN CITY LIMITS

**No**

INDUSTRIAL PARK

**No**

### Construction

FLOOR

MATERIALS  
**concrete**

REINFORCED  
**No**

THICKNESS  
**4**

WALLS

MATERIALS  
**Block**

INSULATED  
**No**

CLEARANCES

CEILING CTR. CLEARANCE  
**18.66**

EAVES CLEARANCE  
**11.67**

CLEAR SPAN  
**16' 0**

AIR CONDITIONING

MFG./WHSE. AREA  
**Yes**

OFFICE AREA

**Yes**

HEATING

MFG./WHSE. AREA  
**Yes**

OFFICE AREA

**Yes**

TRUCK FACILITIES

DOCKS  
**0**

FLOOR LEVEL DOORS

**0**

WELLS

**4**

CONSTRUCTION DATES

ORIGINAL  
**1961**

OTHER SECIFICATIONS

SPRINKLERS  
**Yes**

### Transportation

INTERSTATE

## Find out more:

**John Lipton**

**bradleycountyidc@sbcglobal.net**

**o: 8702263760**

**m:**

**f: 8702263770**



This is only a summary of this property.  
For complete details scan the QR code,  
or visit:  
<http://ARSiteSelection.com/e11s>

PROPERTY UPDATED: **4/22/2013**

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PRIMARY

**I-530**  
DISTANCE (MI) **43.9**

SECONDARY

**I-40**  
DISTANCE (MI) **80.1**

HIGHWAY

PRIMARY  
**US-63**  
DISTANCE (MI) **0.2**

SECONDARY

**AR-4**  
DISTANCE (MI) **1.2**

AIRPORT

PRIMARY  
**Bill and Hillary Clinton National**  
SERVICES **Commercial, Freight, Charter**  
DISTANCE (MI) **76.7**

SECONDARY

**Harrell Field**  
SERVICES **Commercial, Freight, Charter**  
DISTANCE (MI) **38.8**

RAILROADS

PRIMARY  
**Arkansas Midland**  
DISTANCE (MI) **0.7**  
SPUR **No**

SECONDARY

**None**  
DISTANCE (MI) **0**  
SPUR **No**

PORTS/NAVIGABLE WATER

PRIMARY  
**Pine Bluff Port Terminal Inc**  
DISTANCE (MI) **44.2**  
DRAFT **Shallow**

SECONDARY

**Port of Yellow Bend**  
DISTANCE (MI) **52.3**  
DRAFT **Shallow**

### Utilities

ELECTRICITY SUPPLIER

**Entergy Arkansas**

NATURAL GAS SUPPLIER

**CenterPoint Energy**

WATER SUPPLIER

**Municipal**

SEWER SUPPLIER

**Municipal**

TELECOMMUNICATIONS SUPPLIER

**ATT**

FIBER OPTIC NETWORK

**ATT**

### Incentives

ENTERPRISE ZONE

**Yes**

FOREIGN TRADE ZONE

**No**

### Comments

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#### Primary:

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Bradley County Industrial Development  
Corporation

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PO Box 310

Warren | AR | 71671



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Property Updated: **4/22/2013**

You may [contact](#) the Arkansas Economic Development Commission at  
501.682.7384, or [email](#) us.

You may [contact](#) the Arkansas Site Selection Center webmaster at  
1.888.301.5861 or [email](#) us.