

The District

Warehouse for Sale/Lease at
205 East 2nd Avenue, Pine Bluff, AR



CONTACT US

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Property features

Industrial for Sale/Lease

- Lot size: 1.44 total acres
 - Yard space: 0.30 acres
- Total building size: 68,000 SF
 - Office space: 8,000 SF
- Offering price: \$1,495,000
- Lease rate: \$3.50/SF, MG
- In-place income
- Ceiling heights at eaves: 16' - 30'
- Sprinkler: open wet
- Four drive-in overhead doors, three dock-high doors
- Heavy power 3 phase, 600 amps, 480 volts
- 232 kW rooftop solar system that offsets the building's electrical usage

Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
2,178	22,986	38,445



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
827	9,279	14,900



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$66,992	\$54,878	\$61,138



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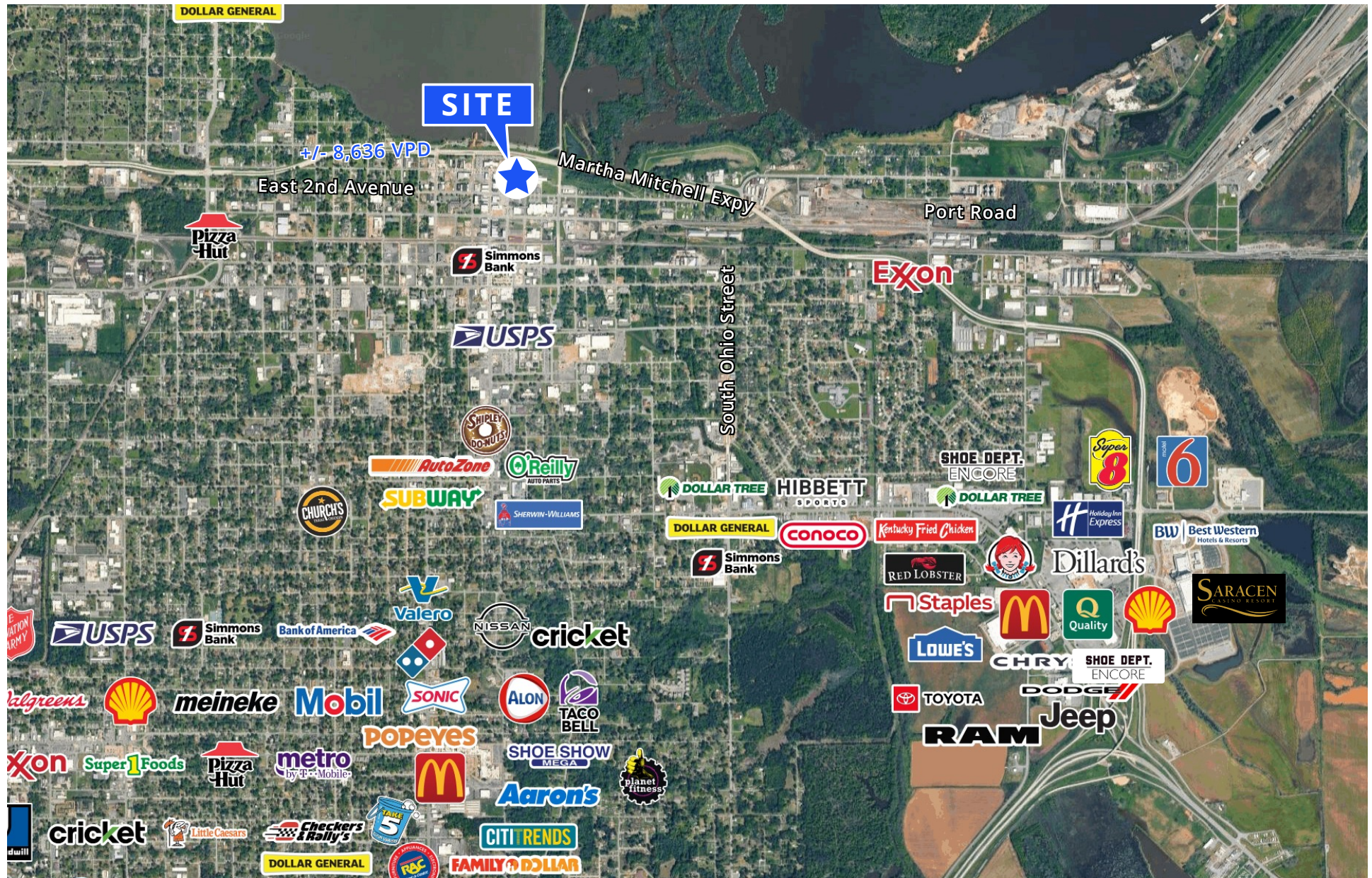
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Property aerial



Property photos



Property photos



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