

The District

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



CONTACT US

Nathan Monan
+1 501 850 0710
nathan.monan@ar.colliers.com

Daniel Vogel
+1 501 539 1597
daniel.vogel@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161



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



CONTACT US

Nathan Monan

+1 501 850 0710
nathan.monan@ar.colliers.com

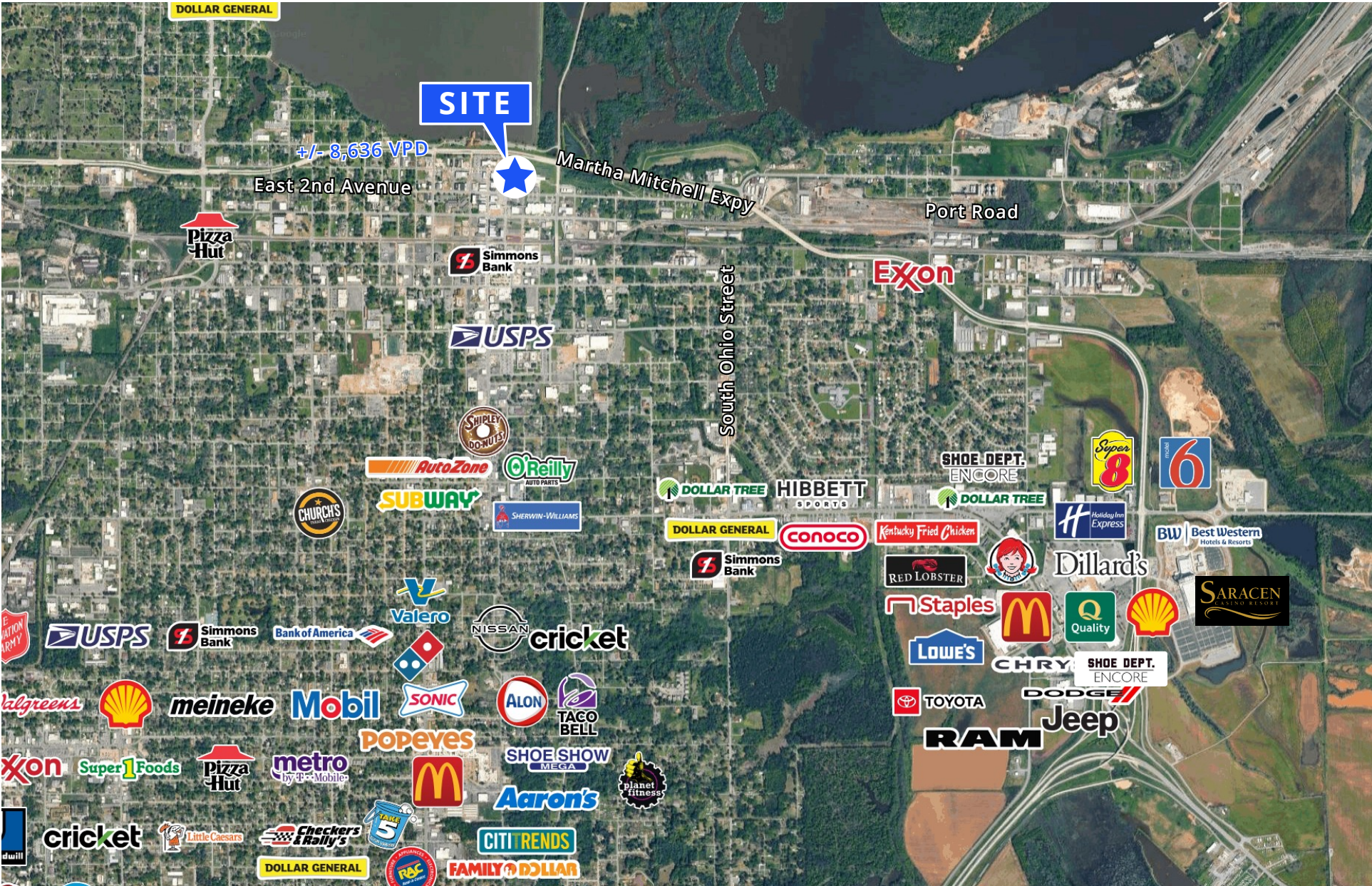
Daniel Vogel

+1 501 539 1597
daniel.vogel@ar.colliers.com

Colliers | Arkansas

1 Allied Drive, Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161
F: +1 501 372 0671

Property aerial



Property photos



Property photos



The District

205 EAST 2ND AVENUE, PINE BLUFF, AR



Contact us:

Nathan Monan

+1 501 850 0710

nathan.monan@ar.colliers.com

Daniel Vogel

+1 501 539 1597

daniel.vogel@ar.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

