

FOR LEASE OR SALE
688 HIGHWAY 4 | 381,991 SF WARREN, AR

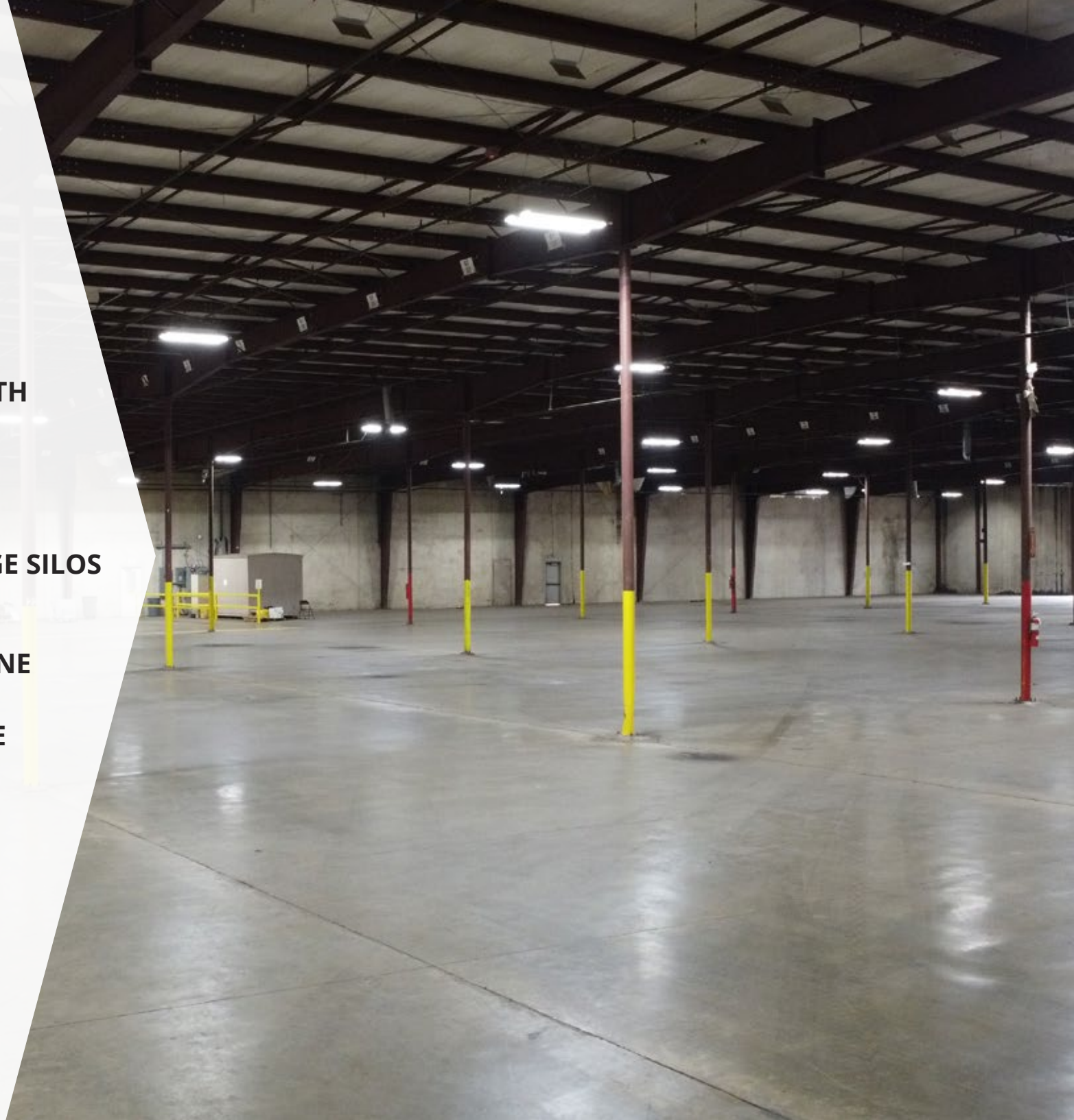
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PROPERTY HIGHLIGHTS

- FULLY FENCED WITH GUARD SHACK
- LAYDOWN YARD
- MULTIPLE STORAGE SILOS
- LOCATED IN OPPORTUNITY ZONE
- COVERED OUTSIDE STORAGE



PROPERTY DETAILS

688 HIGHWAY 4 | WARREN, AR

AVAILABLE SPACE	381,991 SF
WAREHOUSE SPACE	210,674 SF
OFFICE SPACE	3,621 SF
ANCILLARY BUILDINGS & COVERED OUTDOOR STORAGE	167,696 SF
DOCK DOORS	6
DRIVE-IN DOORS	7
CLEAR HEIGHT	18' - 31'
COLUMN SPACING	25' x 40' | 30' x 40'
YEAR BUILT	1977
POWER	480V | 150 kVA Generac Generator
SILOS	One 20' Diameter x 60' H; One 6' Diameter x 65' H
ADDITIONAL INFO	Multiple Boilers, State-of-the-Art Kiln, Outdoor Covered Storage
LAND AREA	88.76 Acres
PARKING	172 Auto Spaces Extensive Trailer Parking Available
RAIL	Possible; Inactive Spur on Site
ZONING	M-2: General Industrial District
PARCEL ID	740-00001-002





SITE PLAN

688 HIGHWAY 4 | WARREN, AR



NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	25' x 40' | 30' x 40'	18' - 31'	214,295 SF
2	COVERED OUTDOOR STORAGE	24' x 48'	24' - 28'	73,563 SF
3	ANCILLARY BUILDINGS	N/A	9' - 25'	77,633 SF
4	STORAGE SHEDS	N/A	VARIES	9,040 SF
5	MAINTENANCE SHOP	N/A	18'	2,992 SF
6	MECHANICAL	N/A	VARIES	4,468 SF
TOTAL				**381,991 SF**

FLOOR PLAN

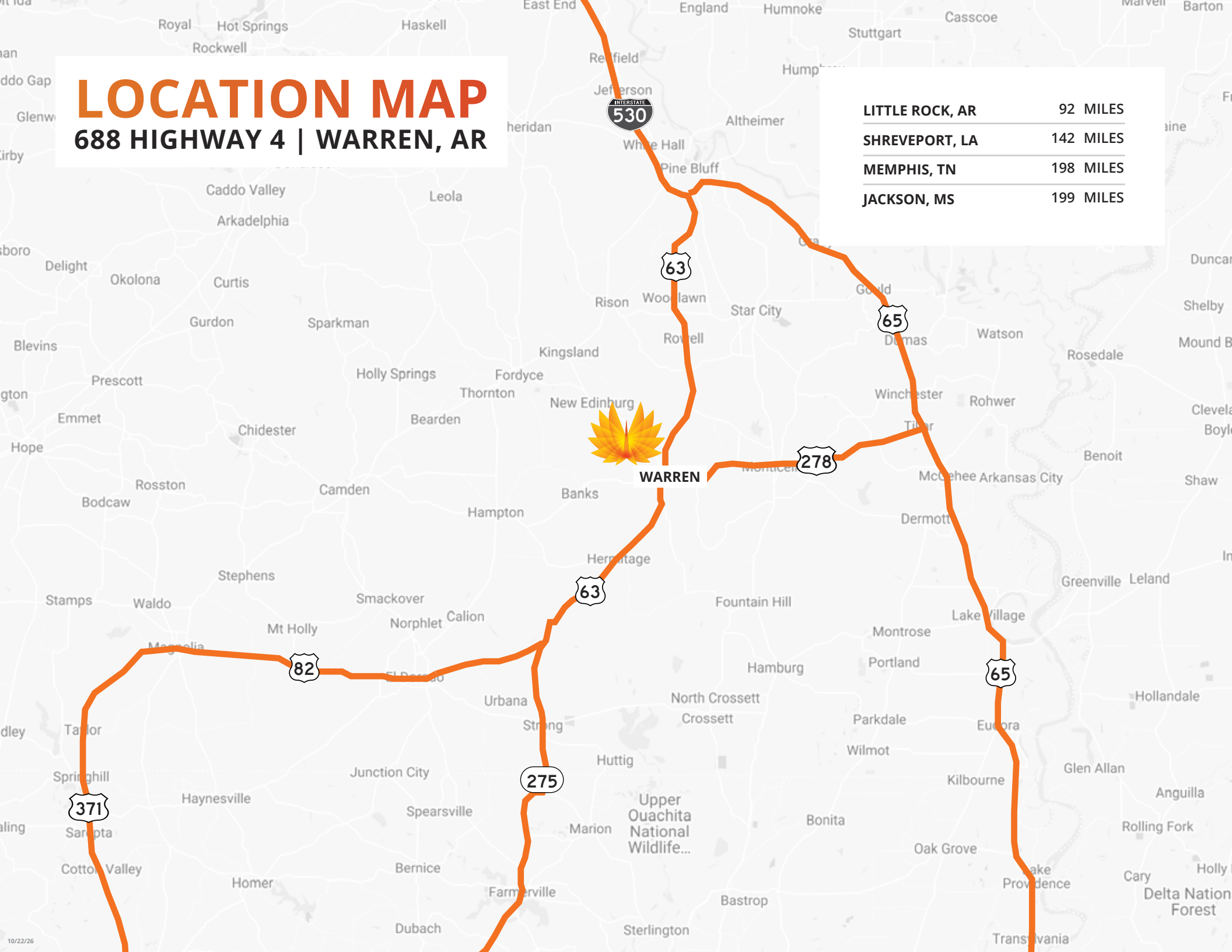
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NUMBER	SPACE DESIGNATION	COLUMN SPACING	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	25' x 40' | 30' x 40'	18' - 31'	210,674 SF
2	OFFICES	N/A	DROP CEILING	3,621 SF
TOTAL				**214,295 SF**

LOCATION MAP

688 HIGHWAY 4 | WARREN, AR



LITTLE ROCK, AR	92 MILES
SHREVEPORT, LA	142 MILES
MEMPHIS, TN	198 MILES
JACKSON, MS	199 MILES

10/22/26