



I-555



I-555

The Southern Chef



CW POST RD.

FOR LEASE

45,000 SF WAREHOUSE



OFFERING **OVERVIEW**

PRICE: \$5 / PSF

BUILDING SIZE: 45,000 SF

LOT SIZE: 6 ACRES

Haag Brown Commercial is excited to represent 45,000 square feet of new warehouse space on CW Post Road.

With easy access to the Interstate and deliverable in 2023, this location would be ideal for any company needing warehouse space in the very near future. The owner is willing to divide the space in order to accommodate multiple users. Infrastructure is in place to accommodate an additional 45K SF directly adjacent to this facility.

HIGHLIGHTS

- 45K SF New Construction
- 45' x 1000' Clear Span Steel Building
- Easy Access to Industrial Park and I-555
- City Utilities
- 20' Side Wall Height
- Dock High Loading Positions
- Available Q3 2023





♥ Loves

I-555

The Southern Chef

ARMY
NATIONAL
GUARD

ANCHOR
PACKAGING

ASUN
ARKANSAS STATE UNIVERSITY - JONESBORO

HYTROL

fly
JONESBORO

ANCHOR
PACKAGING

Post
CONSUMER
BRANDS

PRECISION
DIGITAL PRINTING

CRAIGHEAD COUNTY
ESTABLISHED 1899
ARKANSAS

CW POST RD.





2010

CW POST RD.

MOORE RD.

I-555





Bob's Carpet, Furniture
and Mattress Store



I-555

CW POST RD.

MOORE RD.



I-555

The Southern Chef





HIGHLAND DR.

NEA Humane Society



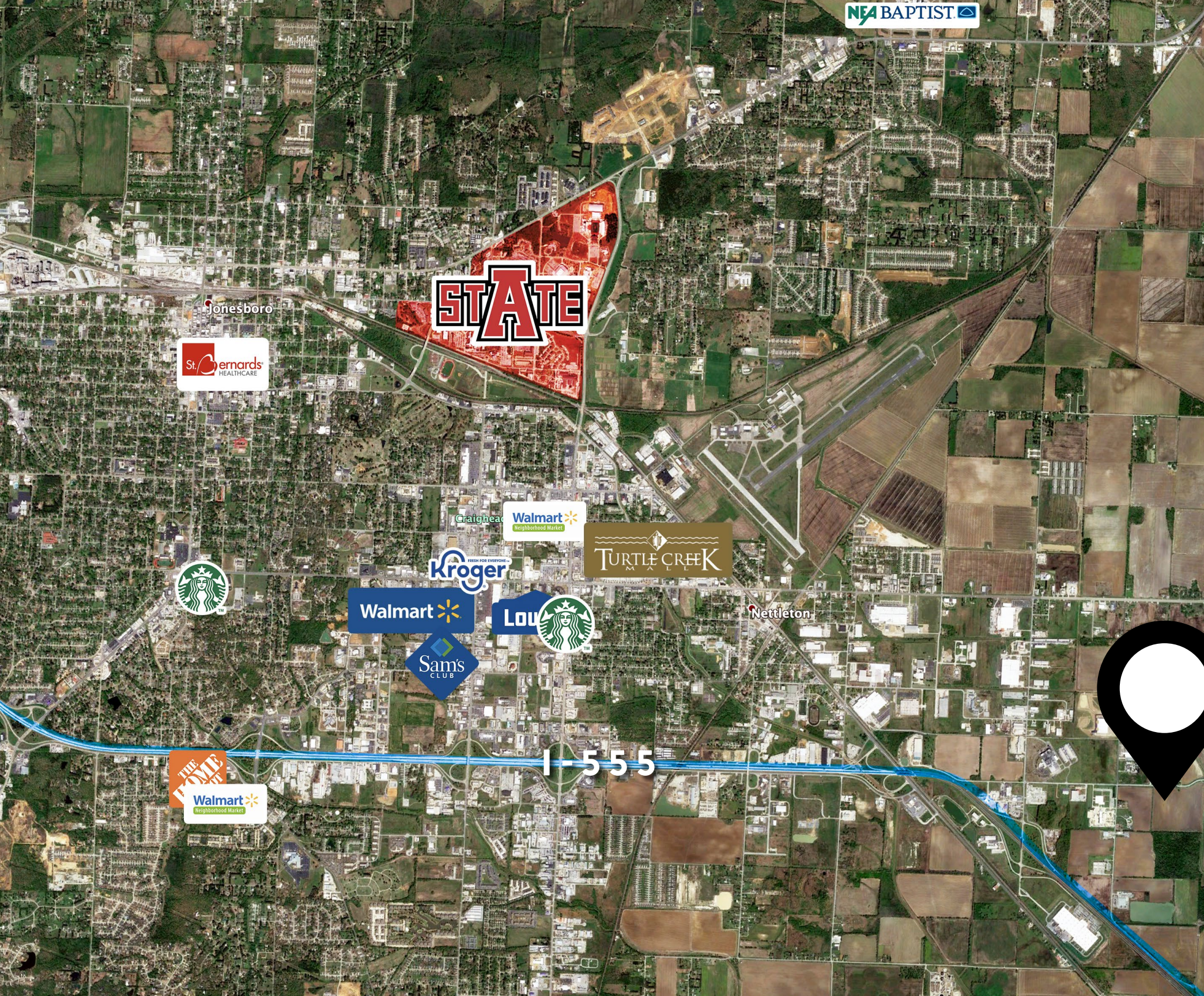
NEW FACILITY
COMING SOON



THE REGIONS
PRIMARY
INDUSTRIAL PARK

Welcome
TO
JONESBORO

MEMPHIS :
1 Hour | 71 Miles



CONTACT

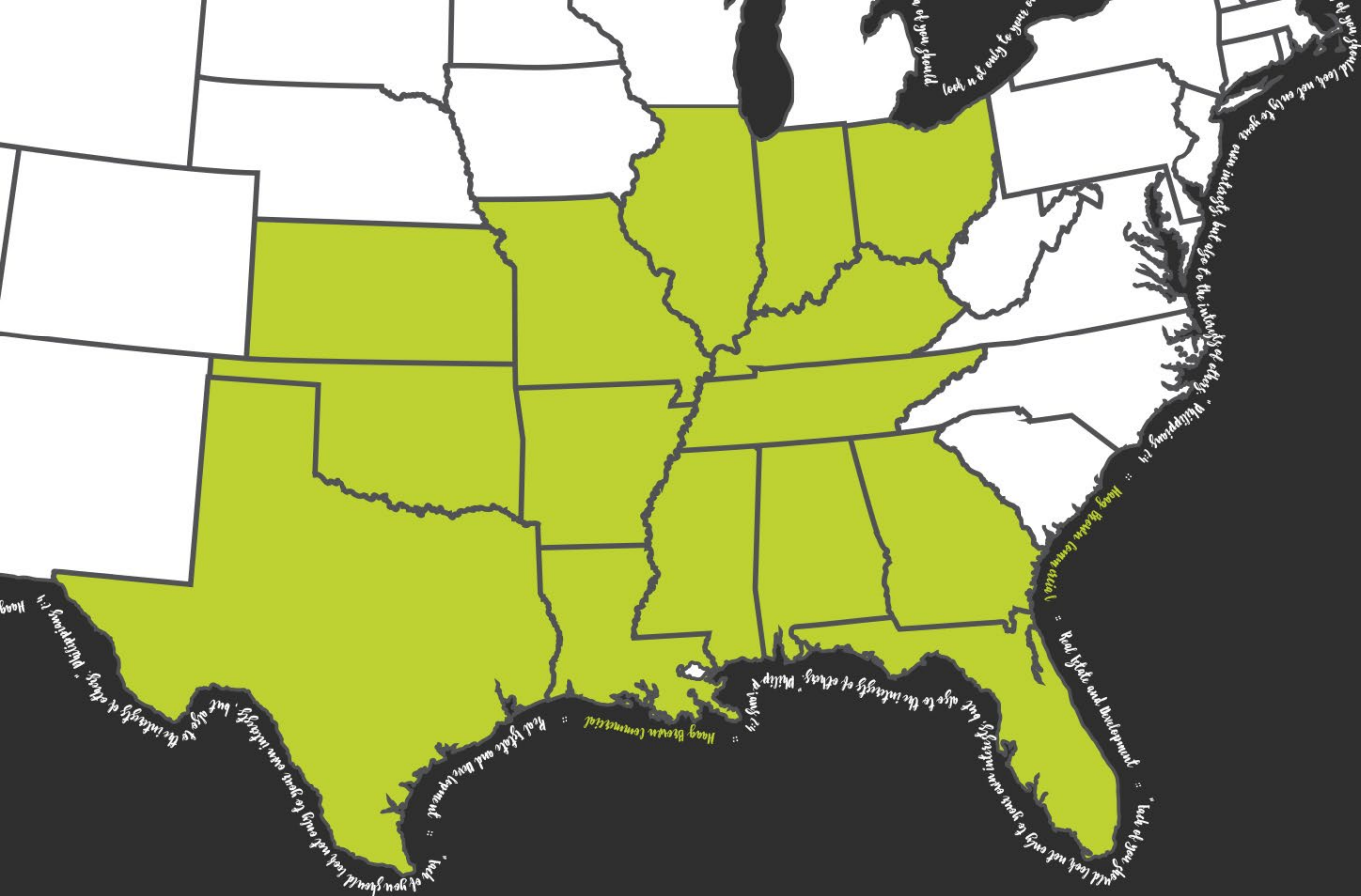
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Haag Brown

COMMERCIAL

Real Estate & Development

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. You should also be aware that Haag Brown remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR

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HAAGBROWN.COM



**Arkansas
Business**

Named 2015
Small Business of
the Year

STATE
ARKANSAS STATE
UNIVERSITY

Named Arkansas State
University College of
Business “2015 Business
Executives of the Year”

JEFF ARMSTRONG

Industrial & Logistics Brokerage



jeff@haagbrown.com

870.336.8000

Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

JOSHUA BROWN

Principal | CCIM



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.

Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

AFFILIATIONS AND DESIGNATIONS

- Arkansas Association of Realtors & National Association of Realtors
- Certified Commercial Investment Member, CCIM | International Council of Shopping Centers, ICSC
- Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro
- Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce
- President of the NEA Duck Classic Sponsorship Committee
- The Community Advisory Committee for the NEA Baptist Charitable Foundation

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CLIENTS AND/OR PROJECT REPRESENTED

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	NEA Baptist Clinic	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
Arkansas Dentistry & Braces	Diet Center	Jimmy Johns	O’Reilly Auto Parts	Starbucks
Aspen Dental	Dollar General	Kirkland’s	Orscheln	SUMO
AT&T	Families Inc.	Longhorn Steakhouse	Panera Bread	Tacos 4 Life
Buffalo Wild Wings	Fazoli’s	Mattress & More	Plato’s Closet	Uncle Maddio’s
Cinema Management Group	FFO Home	Men’s Wearhouse	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

SIGNIFICANT TRANSACTIONS

- ACADEMY SPORTS : 7.73 acre retail development in Jonesboro, AR
- ARKANSAS DENTISTRY & BRACES : Single & multi-tenant developments throughout Arkansas
- ARKANSAS STATE UNIVERSITY : Development advising throughout Arkansas
- AT&T : Single tenant development throughout Arkansas
- BUFFALO WILD WINGS : Site selection in Arkansas & adjoining states
- CHEDDARS CASUAL CAFE : 2 acre restaurant site in Jonesboro, AR
- CHENAL RETAIL CENTER : \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR
- COURTYARD BY MARRIOTT : 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR
- FFO HOME : National brokerage & development account
- HAYS CLOTHING / TECH FRIENDS : 7 acre Coca-Cola corner re-development in Jonesboro, AR
- HIGHLAND SHOPPING CENTER : 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR
- HILL PARK : Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company
- INDIAN MALL : \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR
- KMART : 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR
- MATTRESS & MORE : National brokerage & development account
- NEA BAPTIST CLINIC : \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas
- ORSCHELN : Single tenant development throughout Arkansas
- PANERA BREAD : Single tenant development in multiple states
- RESERVE AT HILL PARK : Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC
- SISSY’S LOG CABIN : 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR
- STARBUCKS : Single & multi-tenant developments throughout Arkansas & additional states
- TACOS 4 LIFE : Single & multi-tenant developments throughout Arkansas & additional states
- WADDELL, COLE & JONES, P.A. : +13,000 SF office development in Jonesboro, AR

ACHIEVEMENTS

- 2017-2019 : Arkansas Business “Most Influential Leaders in Arkansas”
- 13-18 : Award of Excellence “Triple Diamond Level”
- 2016 : Arkansas Business “Small Business of the Year”
- 2015 : Arkansas Business “Executive of the Year” FINALIST
- 2015 : Arkansas State University College of Business Executive of the Year
- 2012, 2013, 2015 : Arkansas Business “Small Business of the Year” FINALIST
- 2011 : Arkansas Business “40 under 40” Recipient
- 2010 : Northeast Arkansas Business Today “Outstanding Young Executive”
- 2009 : Arkansas Business “The New Influentials, 20 in Their 20s”
- 08-15 : Award for Excellence “Double Diamond Level”