




UNDERCONSTRUCTION

FOR LEASE

45,000 SF WAREHOUSE



OFFERING OVERVIEW

PRICE: \$6.50 / PSF

BUILDING SIZE: 45,000 SF

LOT SIZE: 12 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

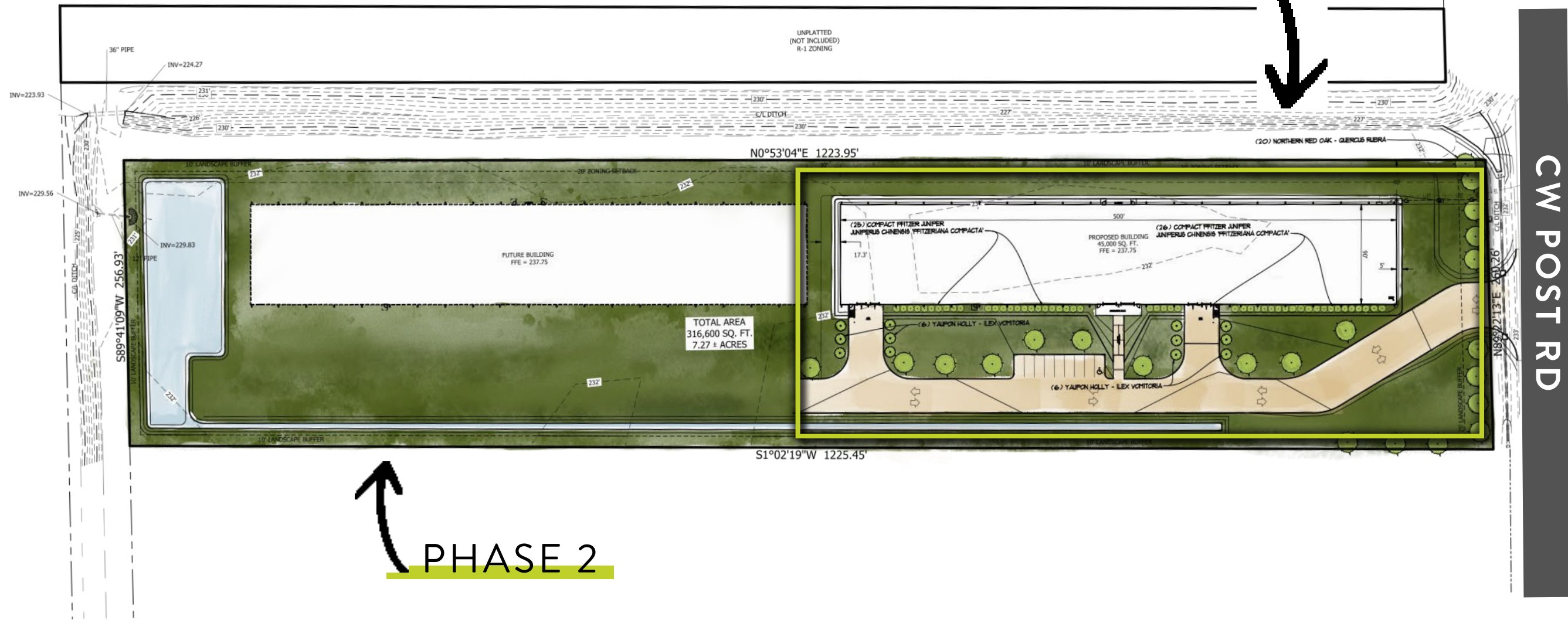
- 45K SF New Construction
- 90' x 500' Clear Span Steel Building
- Easy Access to Industrial Park and I-555
- City Utilities
- 20' Side Wall Height
- Dock High Loading Positions
- Available Q3 2023





SITE PLAN

PHASE 1 ↓



↑ **PHASE 2**

CW POST RD



I-555

The Southern Chef



CW POST RD.



EST. 2010

PH01 2/3





EST. 2010

CW POST RD.

MOORE RD.

I-555





0102

Bob's Carpet, Furniture
and Mattress Store



I-555

CW POST RD.

MOORE RD.



The Southern Chef





EST. 2010



HIGHLAND DR.

NEA Humane Society



I-555

CW POST RD.



LOGISTICS & DISTRIBUTION UTOPIA

Located right off I-555 with 2 exits and highways connecting all major factories in the area.

- Hytrol : 1,283 Employees
- Nestle : 730 Employees
- Frito-Lay : 1,050 Employees
- Unilever : 496 Employees
- Nice-Pak : 500 Employees
- Anchor : 195 Employees
- Camfil : Under Construction
- Ecommerce Park : Under Construction



HWY 18

MOORE RD.

I-555



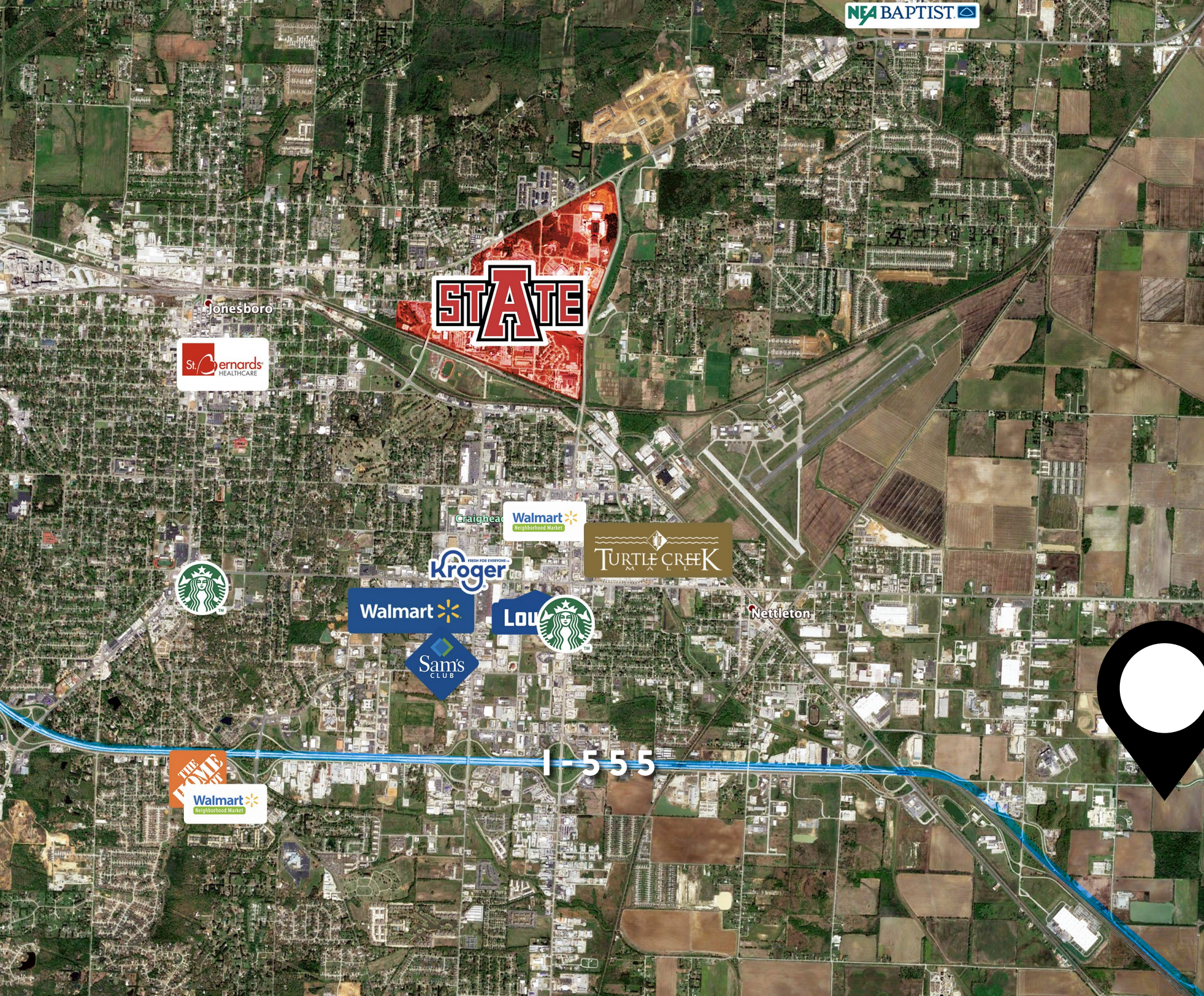
NEW FACILITY COMING SOON



THE REGIONS PRIMARY INDUSTRIAL PARK

Welcome TO JONESBORO

MEMPHIS : 1 Hour | 71 Miles



CONTACT

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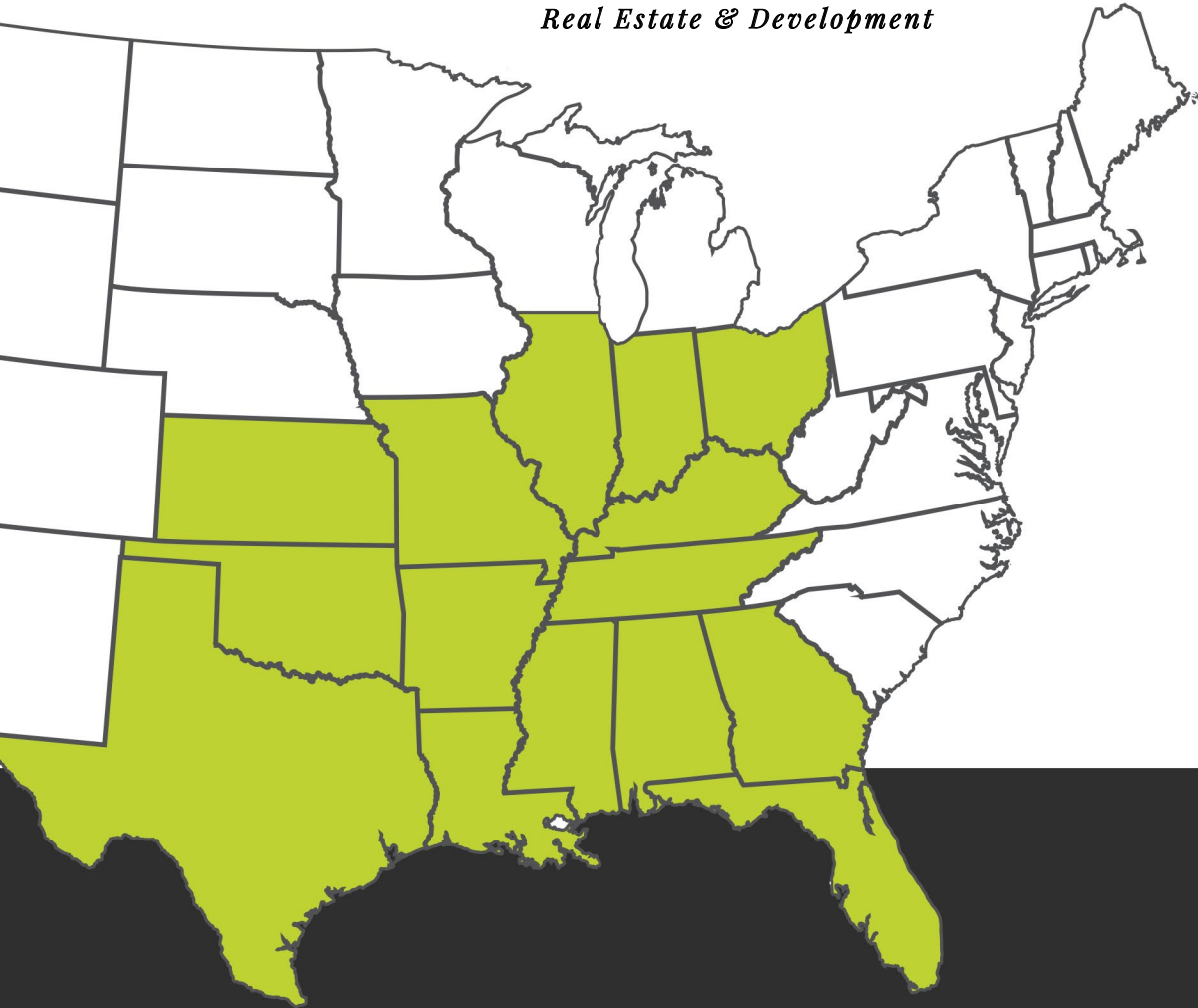


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Haag Brown

C O M M E R C I A L

Real Estate & Development



“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 utmost 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.

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JONESBORO, AR

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HAAGBROWN.COM



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



JEFF ARMSTRONG

Industrial & Logistics Brokerage



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

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JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the "I am third" principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40

 JESUS
  MY FAMILY
  COFFEE
  RIDING BIKES

 FISHING
  GREERS FERRY LAKE
  HIKING

2010

LAUNCHED
HAAG BROWN COMMERCIAL
 Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

 **100+ Ground-Up Projects In Numerous States**

 New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle

 Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

 Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

2016

co-FOUNDER
HAAG BROWN ASSET MANAGEMENT
 Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

 Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

 **Over \$50MM in Medical Real Estate Assets**

 Multiple Ground-Up Urgent Care & Specialized Medical BTS

 **Over \$200MM in Medical Real Estate Brokerage**

2021

co-FOUNDER
HAAG BROWN INDUSTRIAL
 With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

 **\$700MM+ CRE Sales / Lease Volume**
 **100+ National Retail & Restaurants in Arkansas**
 Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

2012

co-FOUNDER
HAAG BROWN DEVELOPMENT
 Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



 **Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas**

 **Over \$150MM of Investment Transactions**

 **50+ 1031 tax exchanges Successfully Completed**

 Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

2018

co-FOUNDER
HAAG BROWN MEDICAL HOLDINGS
 Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

 Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

 **Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR**

 **Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park**

 **Acquired 41,000 SF FedEx Freight Facility**

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