

6515 CW POST RD | JONESBORO, AR

FOR LEASE

13,500
SF

M&A
SUPPLY COMPANY INC.

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HaagBrown
COMMERCIAL
INDUSTRIAL DIVISION



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Haag Brown Commercial's Industrial Division is offering an opportunity to occupy a new construction warehouse, complete in Q4 2024, within Jonesboro's Industrial Sector. Located off of CW Post Rd., the 45,000 SF warehouse has 13,500 SF available for lease, with the remaining space currently occupied by M&A Supply Company. Featuring two dock-high doors, 20' ceiling height, and city utilities installed, the 90'x500' clear span steel building provides excellent accommodations for a variety of industrial uses.

Sitting near the intersection of CW Post Rd. and Moore Rd., the warehouse is less than a mile away from the on and off-ramps of I-555, as well as the new Eastern Bypass, which will provide a direct route between I-555 and Highway 49. The area around the site has seen substantial industrial growth in just a few years, including the land acquisitions for two high-profile distribution companies and the announcement of Jonesboro's E-Commerce Park, which is home to Hytrol's recently finished warehouse & distribution center.

HIGHLIGHTS

- Located Near the E-Commerce Park
- Located in the Heart of Jonesboro's Industrial Sector
- Area is Booming with Industrial Development
- Property Sits North of Three High-Profile Distribution Hubs: Fedex, Amazon, and Hytrol
- Property Just East of New Eastern Bypass
- Property Sits just off of I-555
- Zoned I-1 with City Utilities

LEASE PRICE \$10/SF ANNUAL **NNN**

ZONING I-1

SPACE SIZE 13,500SF



CW POST RD

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HB'S E-COMMERCE PARK

SOUTHERNAG
CARRIERS, INC.

Post
CONSUMER
BRANDS



MOORE RD.

CW POST RD.



FedEx

Equipment
Share

AMAZON LAST-MILE
DISTRIBUTION HUB



NP
NICEPAK



DR MLK JR DR.



BEGINNING OF EASTERN BYPASS EXTENSION



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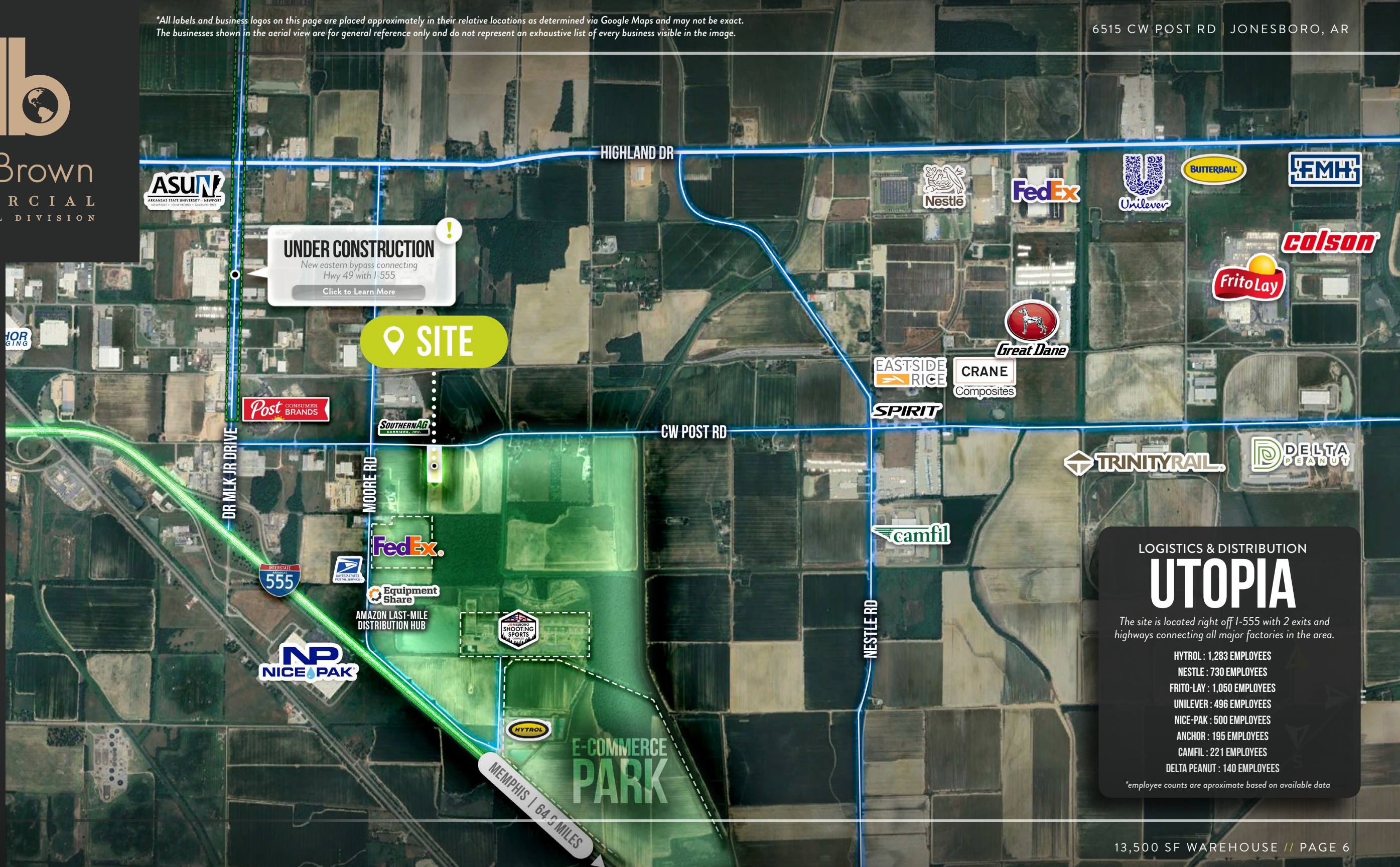
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UNDER CONSTRUCTION
New eastern bypass connecting
Hwy 49 with I-555
[Click to Learn More](#)

SITE

LOGISTICS & DISTRIBUTION

UTOPIA

The site is 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 : 221 EMPLOYEES
- DELTA PEANUT : 140 EMPLOYEES

*employee counts are aproximate based on available data



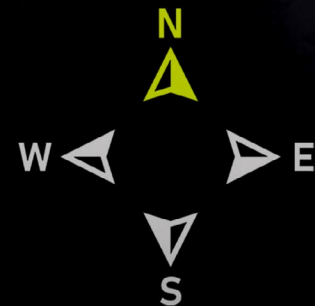
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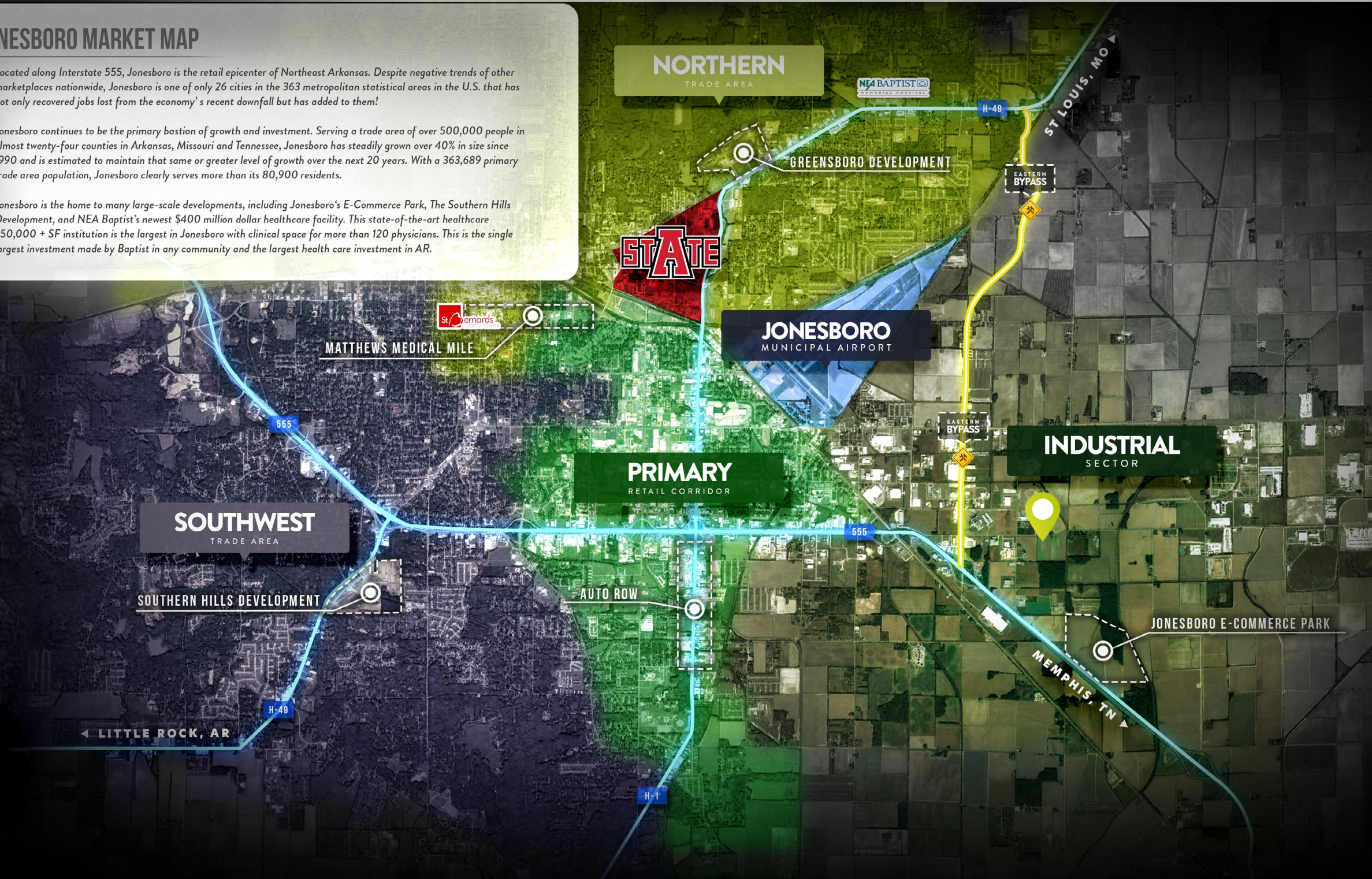
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JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.





HaagBrown INDUSTRIAL

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“Our mission at Haag Brown Industrial is to be the best industrial real estate brokerage 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 Industrial is the region’s authority on listing & selling industrial land, warehousing & logistics facilities in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to provide real estate solutions for e-commerce. Information to make the most informed decision is of upmost value to our clients. We have the character, experience & education needed to be the best industrial brokerage firm in our region for advising on commercial real estate investments.

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JEFF ARMSTRONG

Industrial & Logistics Brokerage



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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

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** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



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

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

 **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**

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, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

 **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**

 **\$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.



 **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**

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 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**

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

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