

# Industrial Warehouse Space

35 Globe Avenue | Texarkana, AR 71854



FOR SALE



## PROPERTY HIGHLIGHTS

- \$2,609,600 (\$35.00/SF)
- Building Size: 74,560 ± SF (5,700 SF Office / 68,860 SF Warehouse)
- Lot Size: 9.05 ± AC
- 3.00 ± AC fenced outdoor storage
- 27'6" ceiling clear height
- Adjacent to the Texarkana Regional Airport
- Easy access to Hwy 67 (2,800 VPD) and I-49 (18,000 VPD)

\*information deemed reliable but not guaranteed

FOR MORE INFORMATION  
PLEASE CONTACT:

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# SITE PLAN 35 GLOBE AVENUE | TEXARKANA, AR 71854

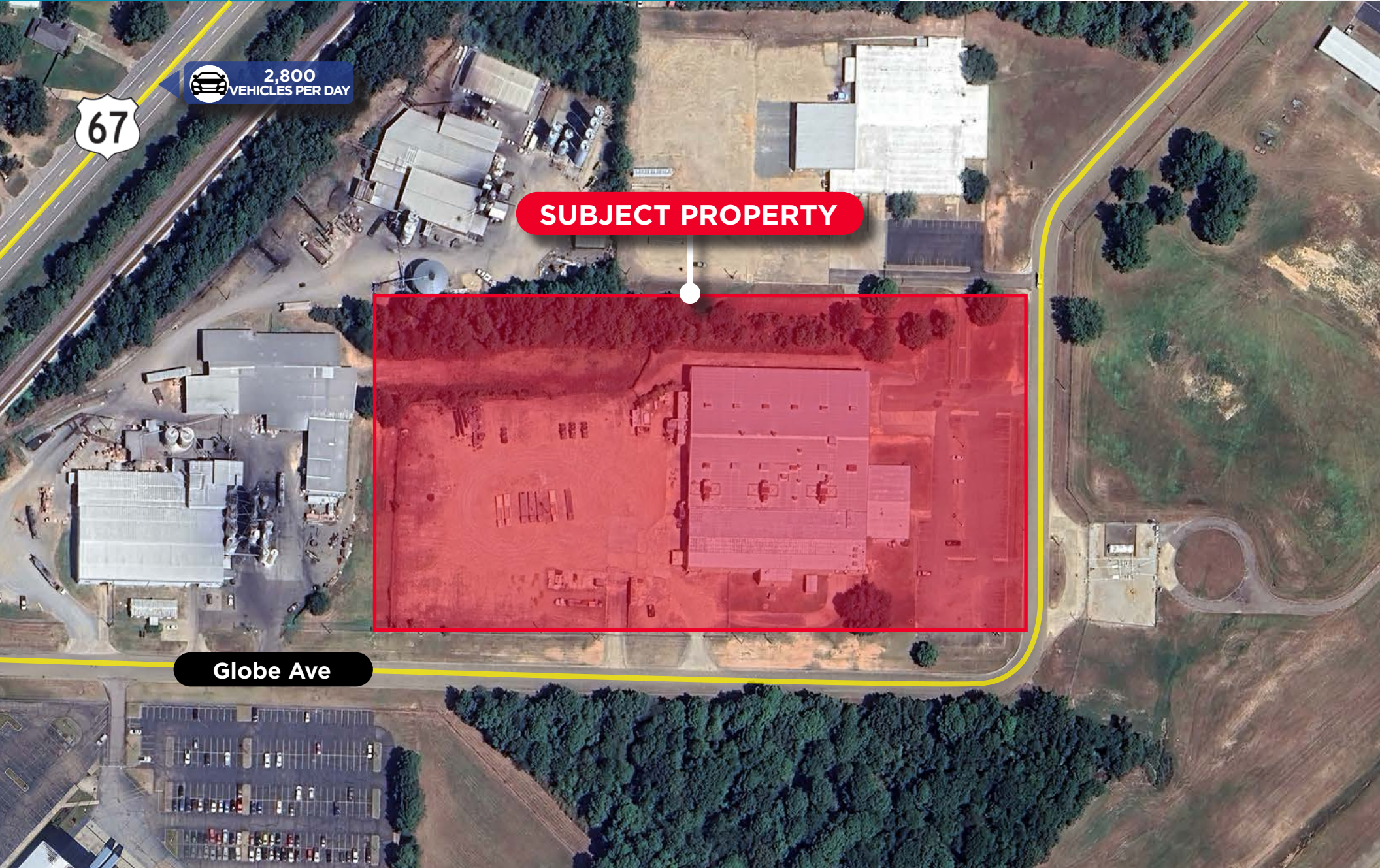


2,800  
VEHICLES PER DAY

67

**SUBJECT PROPERTY**

**Globe Ave**





# PROPERTY PHOTOS 35 GLOBE AVENUE | TEXARKANA, AR 71854



CUSHMAN &  
WAKEFIELD

sage  
PARTNERS

