



## JONESBORO, ARKANSAS

5907 Krueger Drive

OFFERED BY COMMERCE WAREHOUSING / INDUSTRIAL DESTINATION  
AVAILABLE FOR LEASE  
PHONE: 870-972-9555

Manufacturing/Warehouse Space Available in Jonesboro's Industrial Park

### **SPECIFICATIONS:**

**Total Square Feet:** 30,000 square feet – entirely one story

**Basic Building Dimensions:** 200' x 150'

**Condition of Building:** Good

**Date of Construction:** 1991

**Doors:** 2 - Truck Docks w/electric overhead doors (8'x10") and electric dock levelers  
1 – Drive-In overhead door (12'x 14')  
7 – Walk-through doors

**Total Property Size:** 6.49 Acres (678' x 417')

**Parking:** 45 + vehicles

**Office Space:** 3,790 sq ft total office area consisting of 4 private offices, 1 breakroom, 1 large conference/board room, 1 communication room, 2 men's rooms, 1 lady's room, 1 warehouse office, 1 electrical/maint room. Offices have two central heat & air-conditioning units. Offices are wired for telephone and internet. Fluorescent lighting and tile flooring throughout.

**Construction:** Floors = 6" Reinforced concrete  
Walls = Steel Panels Insulated (with 7 transparent wall panels on east side)  
Roof = Steel Panel Insulated

**Ceiling heights:** Wall = 24' / Center = 32'

**Column Spacing:** 25'x50'

**Sprinkler System:** 100% of building is fire protected by a wet sprinkler system

**Heating/Cooling:** Warehouse can be heated & cooled by large 20-Ton hvac units ( 4-total)

**Utilities:** \*Electric Supplier = Jonesboro - City Water & Light  
277/480-volt 3-phase, 1200 amp service

\*Water Supplier = Jonesboro – City Water & Light.

\*Gas Supplier = CenterPoint Energy

**Lighting:** 400 watt Metal Halide high bay lights throughout inside warehouse

**Zoned:** I-2: General Industrial



**Transportation Availability:**

Nearest Highway: Highways 18 and I-555 (US-63)

Miles to Interstate Highway: 40 Miles (I-55) 45Miles(I-40)

Miles to Continuous 4-Lane: .75

Miles to US Highway: .75

Name of Nearest Railroad: Burlington Northern /Santa Fe

Miles to Rail: Spur to BNSF on south side of property

Number of Rail Doors: 0

Miles to Railroad Container Yard 55 (Marion/Memphis)

Miles to River Port: 50 (Osceola/Blytheville/Memphis)

Miles to Commercial Airport: 3-Jonesboro 65-Memphis International

For information, please contact:  
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