

# 900 RUNWAY DRIVE CONWAY, AR 72032

Investment Property  
Industrial Building For Sale or Lease

15,298 SF on 1.09 Acres MOL

Sales Price: \$1,150,000

Current NOI: \$62,843

4,258 SF For Lease

Lease Price: \$7.00/SF/NNN

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405.840.0600  
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BOB SULLIVAN, CCIM  
405.641.9798  
RSULLIVAN@CCIM.NET



## PROPERTY HIGHLIGHTS

- Industrial Investment Real Estate
- Current Occupancy 72% (4,258 SF Vacant)
- Total Current Income \$62,843
- Metal Building
- 4 Grade Level Doors
- 12' Clear Ceiling Height
- 800 Amps Power
- Newly Remodeled Office Area

## LOCATION HIGHLIGHTS

- Industrial Service Area
- Just West of Interstate 40 at 6th Street Exit



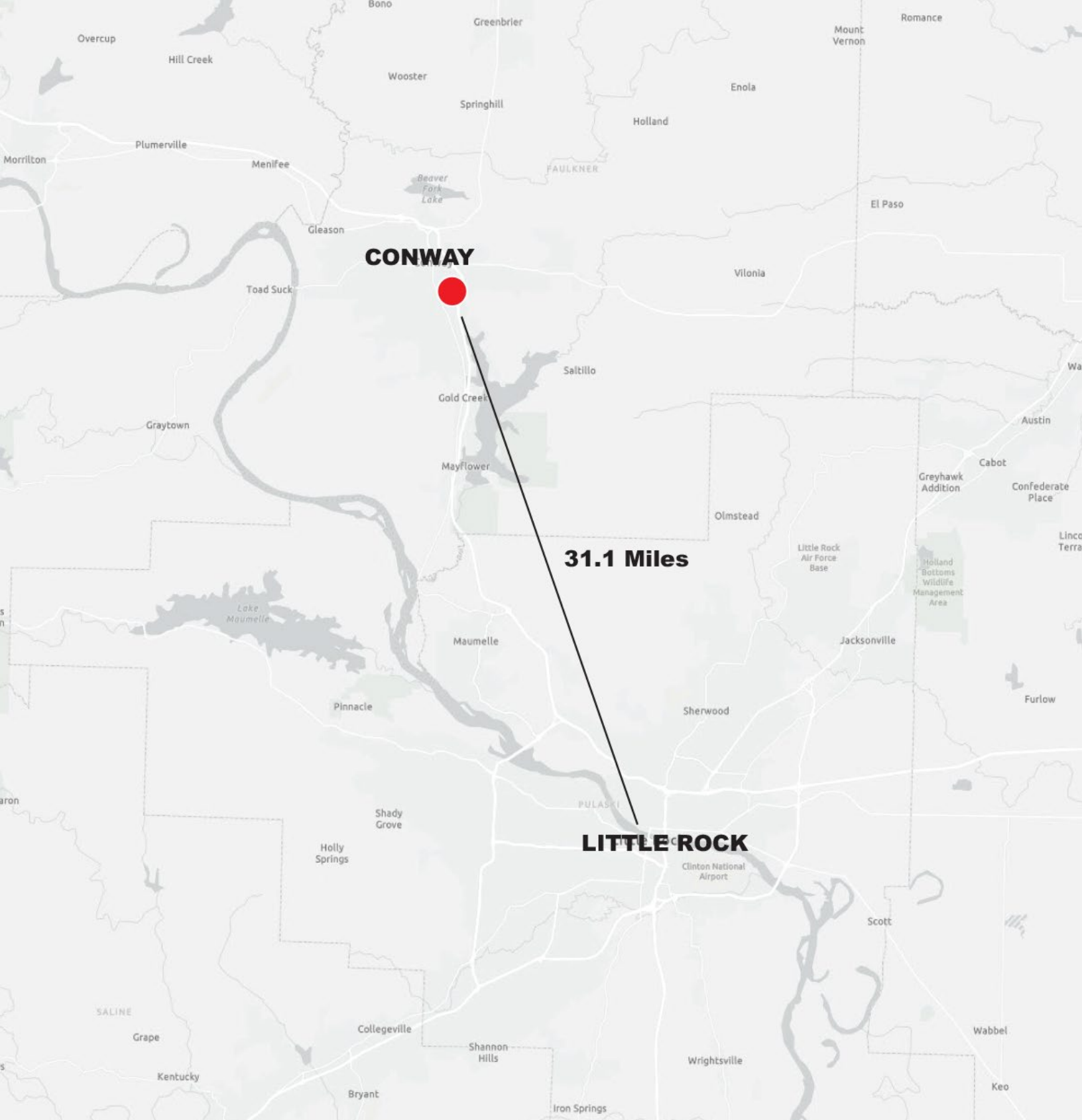
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COMMERCIAL ADVISORS

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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	9,758	61,471	156,915
AVERAGE HOUSEHOLD INCOME	\$47,923	\$75,616	\$87,462
TOTAL HOUSEHOLDS	3,989	28,106	69,844

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