



**FOR SALE**

3569 AR-367 | Searcy, AR 72143

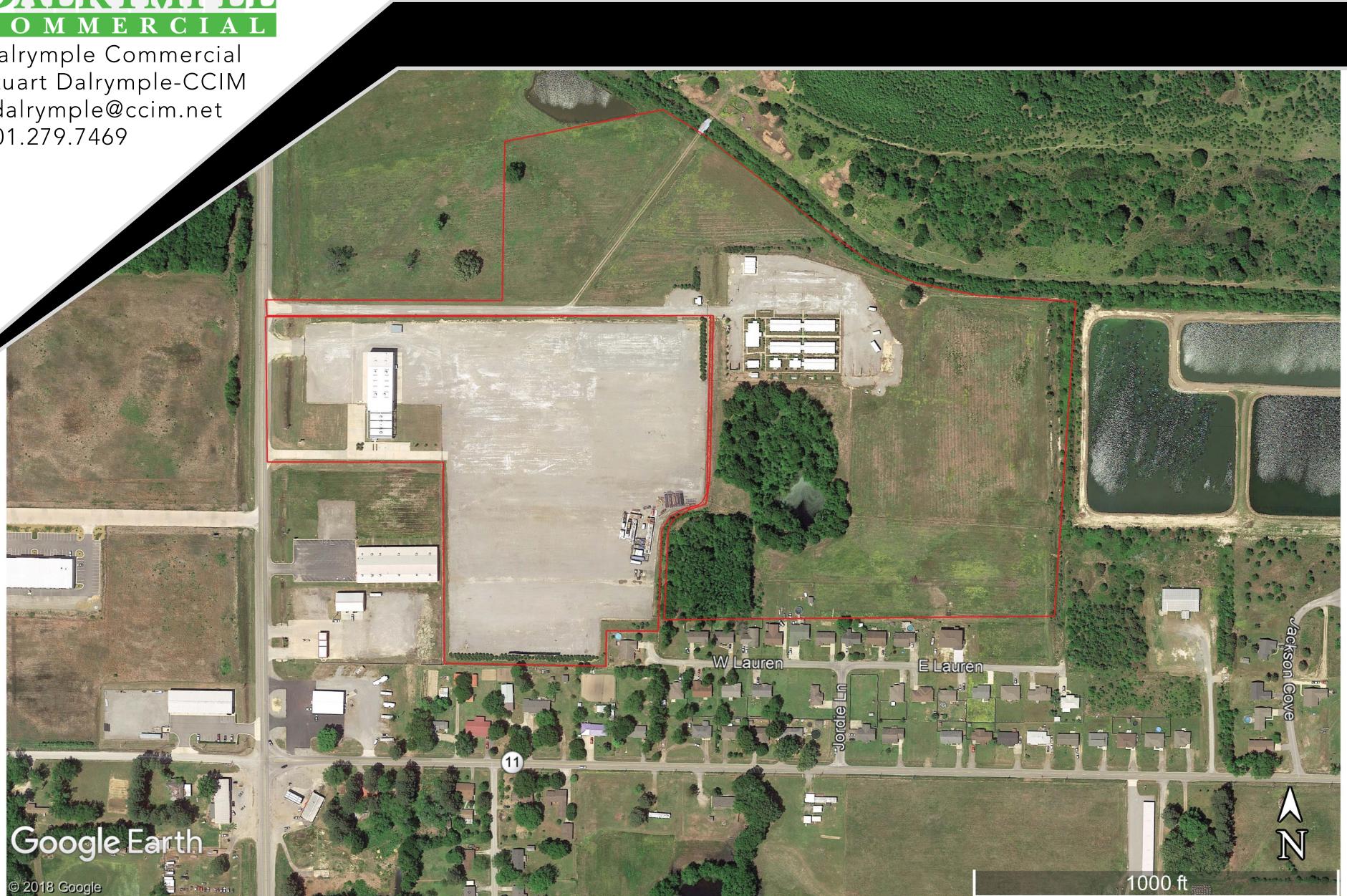


Dalrymple Commercial  
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501.278.7469



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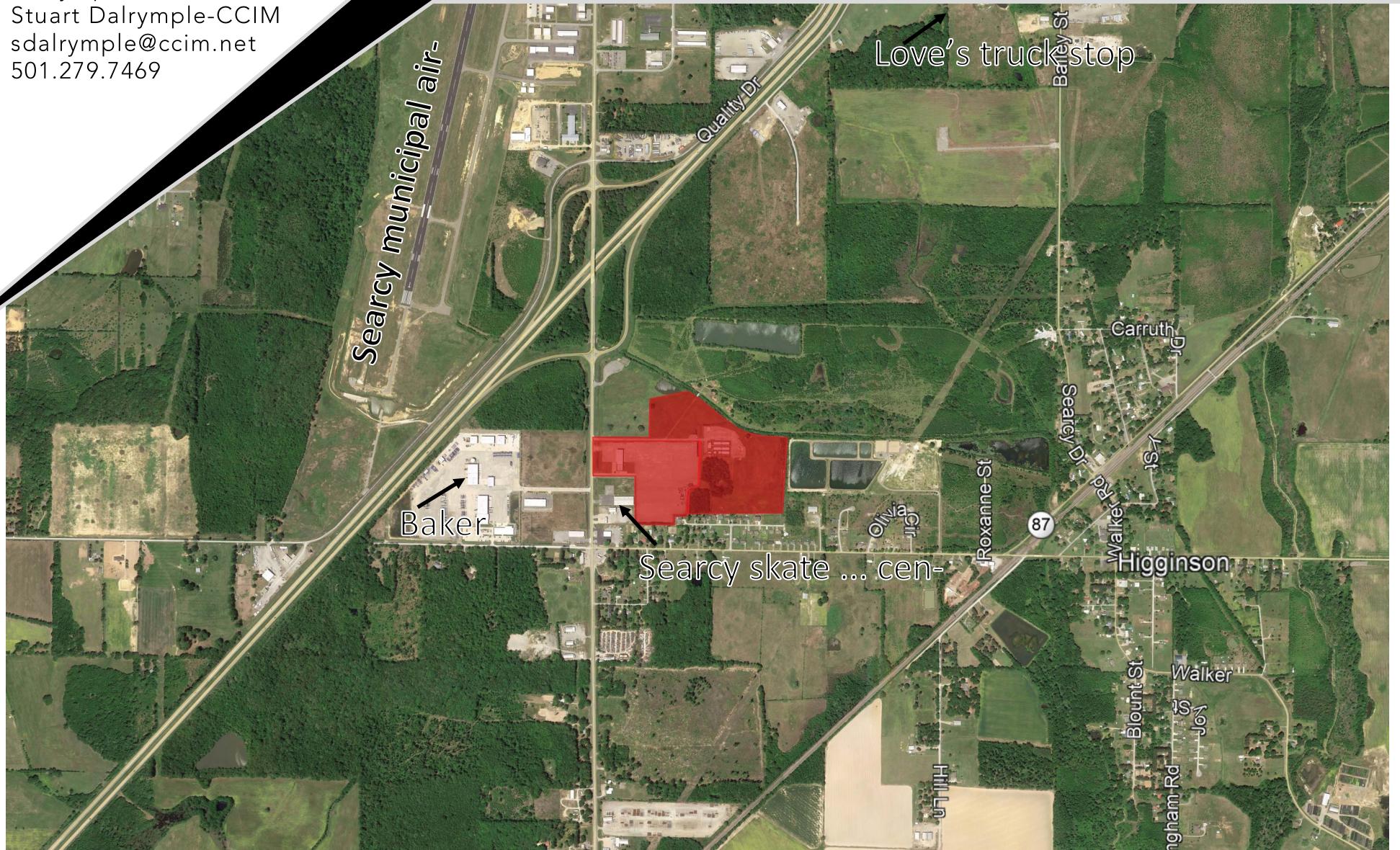
## Immediate Overhead Area





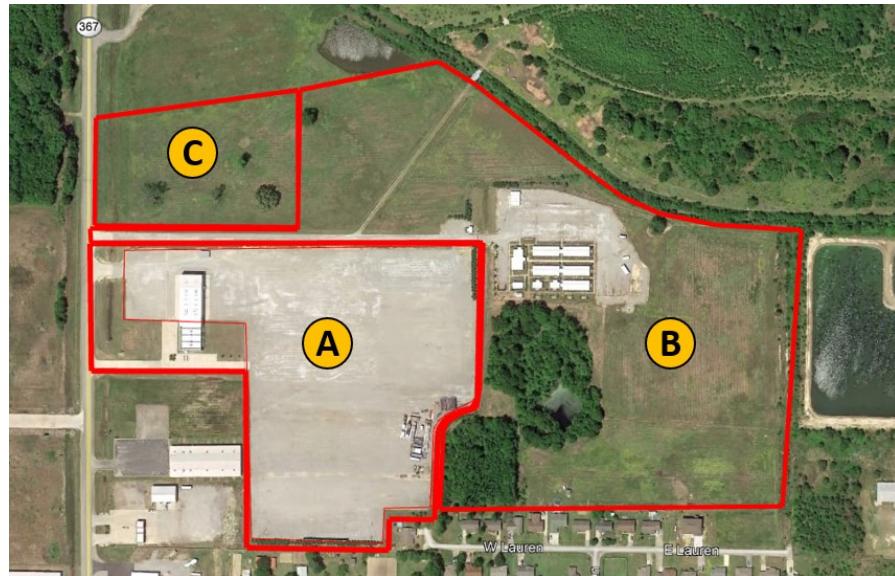
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## Greater Overhead Area





## Executive Summary



**\$3,400,000.00 | 15,162 SF**

3-phase power, city water and sewer

Zoning: None (Higginson)

Lot Size | 19 AC

3 Tracts fenced and rocked

Close Proximity to:

*US 67-167 (Future I-57)*

*Searcy Industrial Park*

*Love's Truck Stop*

*Searcy Municipal Airport*

*Memphis, TN (100 mi)*

*Little Rock, AR (50 mi)*

Tract A: 19.16 AC +/-

Tract B: 31.38 AC +/-

Tract C: 5 AC +/-



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## Executive Summary

### 4,350 Square Feet of OFFICE includes:

15 offices, large conference room, reception and waiting/lobby area, large break room, data/server room, storage room, large file storage area, smaller break/copy area, mens' and womens' restrooms. Storefront windows and security features, data throughout.

### 10,812 Square Feet of WAREHOUSE includes:

Eight (8) grade level roll up doors, each 20' Wide X 20' Tall, create 4 drive through bays.

One (1) 20-ton overhead bridge crane, Two (2) 5-ton jib cranes inside the shop. One bay is a wash bay with a floor drain and filtration equipment. Other features include: shop restrooms, 3 radiant heaters, sprinkler system, roof vents, hose reels and several storage racks.





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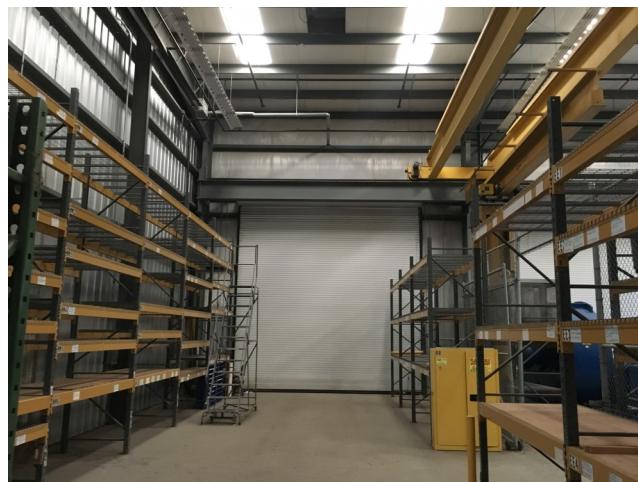
## Additional Photos





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## About **Stuart Dalrymple**

As a principal broker and a Certified Commercial Investment Member, I am equipped to help you achieve your endgame. Together, we can get your business in the best possible location and the best possible shape moving forward.

- I treat my clients how I would like to be treated myself.
- I don't like tire kickers— I enjoy working with assertive and forward thinking investors.

Tell me what I can do to help you accomplish what's best for your business and your team of professionals?

Searcy High School in Arkansas  
University of Arkansas Fayetteville  
Owner of Arkansas Media Enterprises Inc (Sold in 1989)  
Commercial Broker since 1990  
CCIM - Certified Commercial Investment Member  
Member International Conference of Shopping Centers  
Arkansas Economic Development Commissioner  
Member of Retail Brokers Network  
Member of the John Maxwell Team





Dalrymple Commercial  
Jose Colunga  
[jose@dcommercial.com](mailto:jose@dcommercial.com)  
501.515.2658



## About Jose Colunga

As a former law enforcement officer in Denver, CO I value honesty, integrity, and ethics. As an Executive Broker at Dalrymple Commercial I bring that commitment and values to all my clients.

I have an unmatched commitment to communicate with my clients keep them informed of changes in the real estate market.

There is no deal, client too big or too small for me to do my absolute best! With the fast moving exchange of information and ever changing real estate market, it is essential for you to have someone who can keep up.





Dalrymple Commercial  
www.dcommercial.com  
(501) 268-2445

## Dalrymple Commercial



**Dalrymple Commercial** is one of the most respected commercial real estate services in Arkansas. We provide our clients with a comprehensive spectrum of solutions focusing on all aspects of commercial real estate including:

- *Brokerage*
- *Site analysis*
- *Retail development*
- *Consulting*
- *Investment analysis*
- *Property management*

The information presented here is for marketing purposes only and is believed to be reliable. Dalrymple Commercial does not represent or warrant, expressed or implied, the accuracy of the information. Square footage and/or acreage details are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



## Retail Brokers Network Affiliation

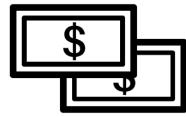


Know. Like. Trust.

As an RBN member through my affiliation with DEG Realty Advisors, we are part of a network of real estate professionals with an intense focus on retail brokerage. Our group successfully partners with tenants, investors, and other projects in all of North America.



58  
Independent  
Offices



\$4.4 Billion  
Leasing Transactions



40  
States



5,500+  
Leasing Transactions