

Hickory Ridge Warehouses
000 Taylor Seed Farm Road
Hickory Ridge, AR 72347

\$1,300,000
2± Acres
Cross County



Hickory Ridge Warehouses
Hickory Ridge, AR / Cross County

SUMMARY

Address

000 Taylor Seed Farm Road

City, State Zip

Hickory Ridge, AR 72347

County

Cross County

Type

Commercial

Latitude / Longitude

35.38159 / -90.964297

Acreage

2

Price

\$1,300,000



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PROPERTY DESCRIPTION

Hickory Ridge Storage/Automotive/Showroom/Garage/home/MachineShop/Manufacturing/ Hobby Storage.

Here is a unique opportunity located 1 hour from Memphis TN or 1.5 hours from Little Rock, AR. Rail available only two miles from this location. Highway 64 located fourteen miles from location and Interstate 40 located only 45 minutes South of Facility.

1 Farm Shop with parts storage bins and 3 story office/ inventory/ workshop bunkroom 70feet by 70 Feet 35 feet tall 2 overhead doors (25 feet tall) bathroom, cinder block walls, and metal framed building. Full electric LED lighting, 150-psi compressor, one welding plug, 110 volt plugs, overhead crane with junction box to place a 2 ton hoist if needed. Fully code compliant. Electric outlets can be added to meet the lessee's needs.

1 Storage/manufacturing Shed 122 feet by 160 feet concrete flooring industrial strength load bearing floors throughout. One over head door. No electrical power at this time.

1 Storage/manufacturing Shed 50 feet by 140 feet dual overhead doors with separate storage or office space. Full electric LED Lighting, one welding plug, and 110 volt plugs. Fully code compliant. electrical outlets can be added to meet the lessee's needs.

1 Wooden storage barn/shed 50 feet by 54 feet with sheet metal roof and with two lean to sides that have concrete floors. No electric power at this time.

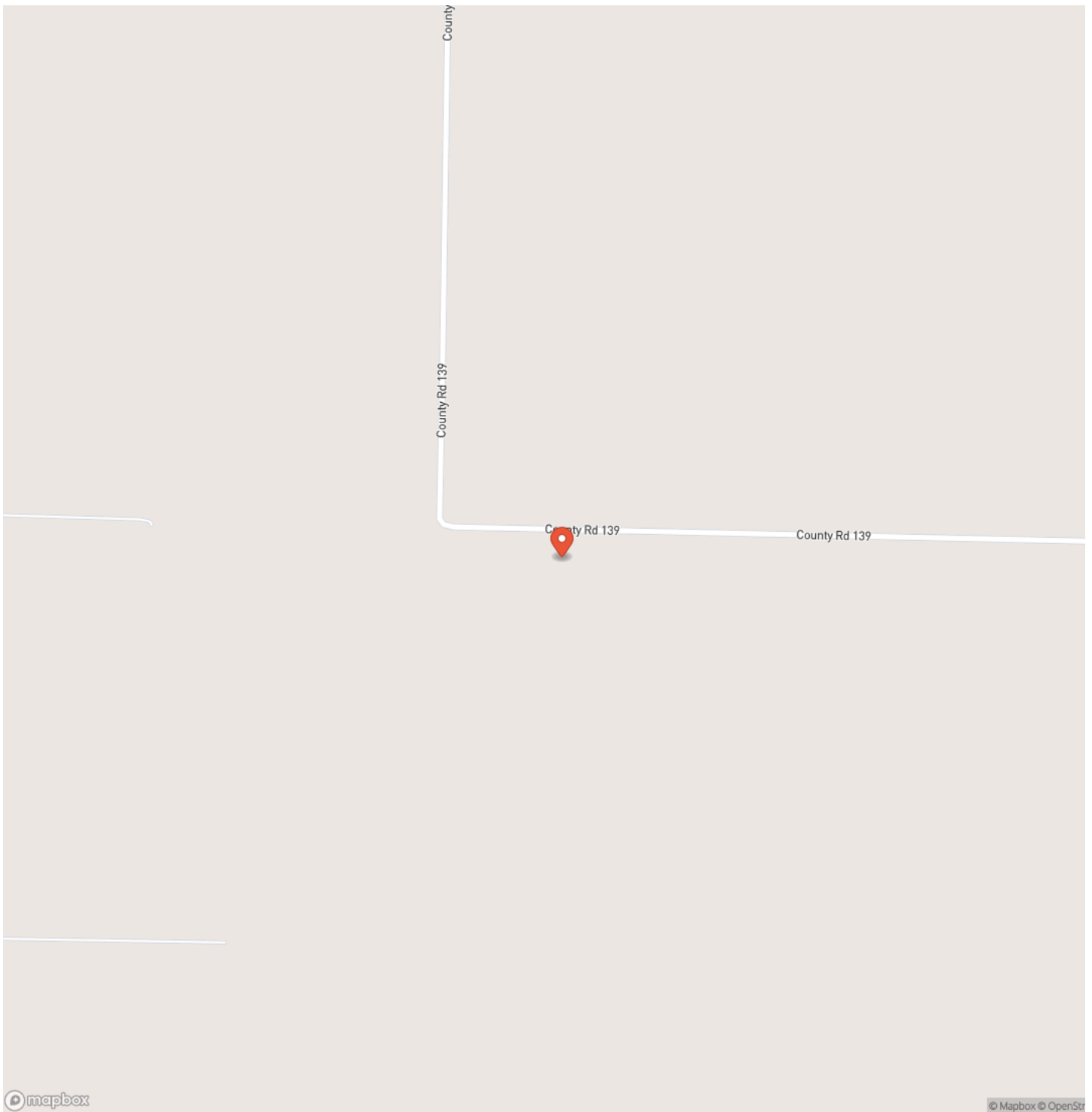
1 brick veneer home/ office 2460 square feet 2 bath with gravel driveway and carport Move in Ready.

Flat terrain with plenty of parking and additional building area if needed. This facility served as headquarters for a seed processing and sales company during the 60's up to the early 2000,s. Family has maintained and cleaned the facilities to make it move in ready. Sellers will cost share any electrical or construction needs based on terms of lease. Lease/purchase is also an option. Well designed area for manufacturing, storage, showroom, collection facility, airplane hanger, automotive collection, heavy machinery/assembly/construction/distribution/parts/chemical/seed....

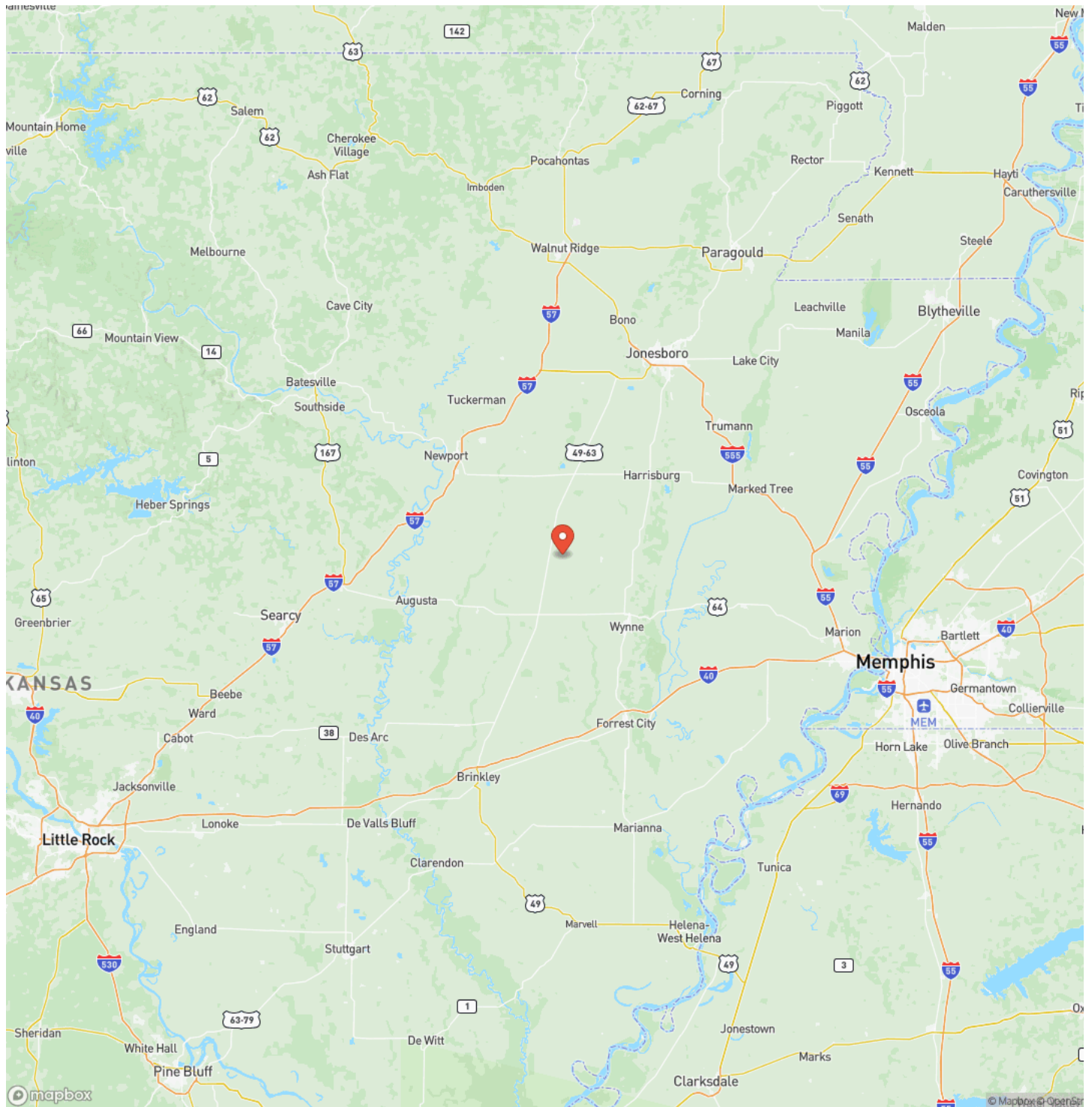
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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