

# MANUFACTURING PLANT IN PINE BLUFF, ARKANSAS



**Jefferson County, AR**

**\$625,500**

This manufacturing facility offers 105,509 square feet of versatile space, ideally located on a 3.3± acre lot in Pine Bluff, AR, in Jefferson County. This well-equipped property is designed to meet diverse industrial needs and features:

- **Office/Assembly/Finished Product Building:** 44,989.5 sq ft, including multiple office spaces and assembly areas
- **Welding & Fabrication Building:** 48,758.8 sq ft, tailored for comprehensive welding and fabrication operations
- **Paint Warehouse:** 11,760 sq ft, perfect for painting and product storage
- **Additional Lot:** Adjacent 5.6± acre lot is available for separate purchase



**BRUCE  
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## MANUFACTURING PLANT—PINE BLUFF, AR

**\$625,500**

This manufacturing facility offers 105,509 sq ft of space across three main buildings on a 3.3± acre lot in Jefferson County, AR. The Office/Assembly/Finished Product building spans 44,989.5 square feet with multiple office areas, while the welding and fabrication building covers 48,758.8 square feet. The paint warehouse adds another 11,760 square feet. The property includes plenty of outdoor parking and storage, 3-phase electricity throughout, and is zoned for light industrial use. Conveniently located near the interstate for easy transportation, the facility has essential manufacturing equipment such as a chain hoist, presses, and a paint booth. An equipment list is available upon request. Additionally, a 5.6± acre adjacent lot is available for separate purchase or can be included with the property. Previously used by W&A Equipment Manufacturing, this site is ideal for various industrial operations. Call Bruce to schedule your tour today!



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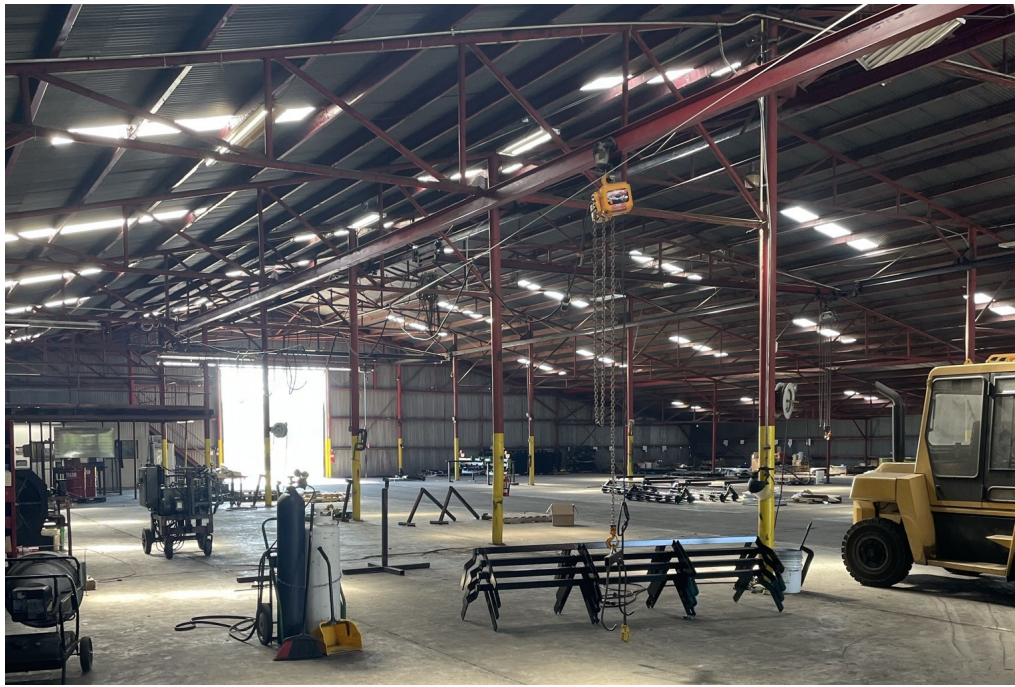


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# Aerial Map



[Click Here for the LandId Interactive Map Link](#)

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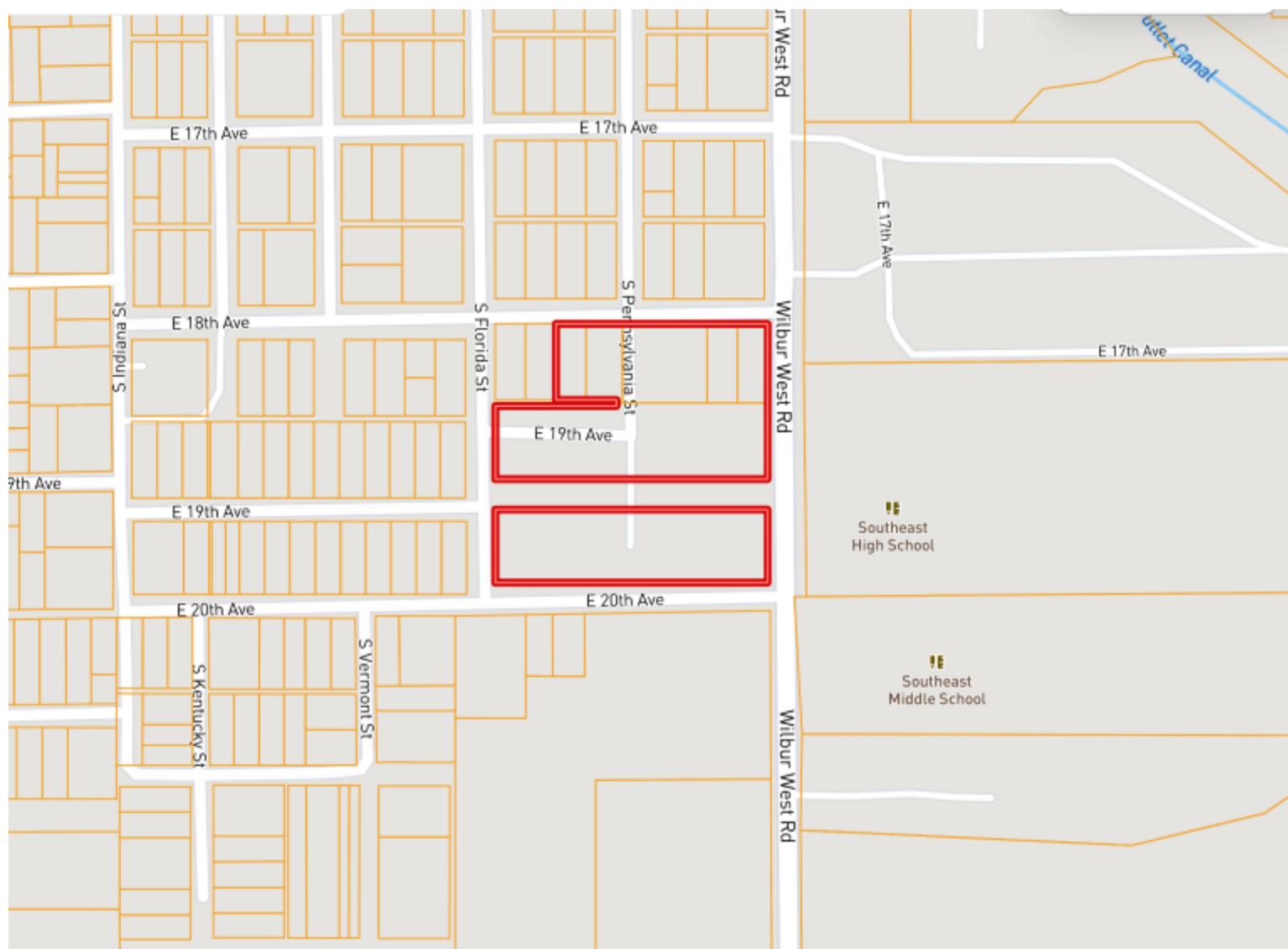
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# Ownership Map



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# Topography Map



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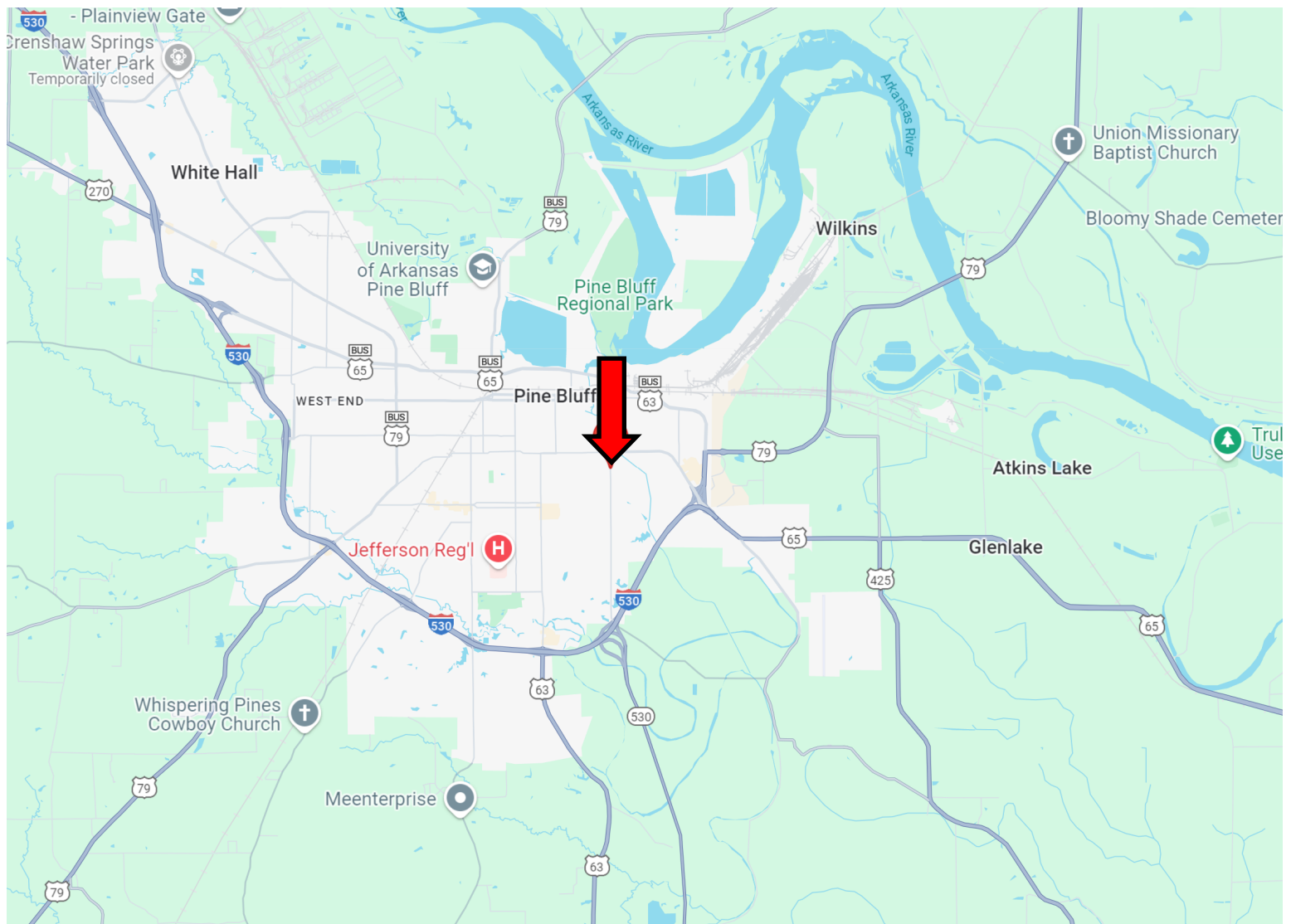
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# Directional Map



**Directions from I-530 and Hwy 65 in Pine Bluff, AR:** Take exit 46 for US-63N/US-79N toward AR-190/US-65 Business N/Stuttgart. Exit on the left onto AR-190W/E Harding Ave. and travel 1.7 miles. Turn left onto S Ohio St/Wilbur West Rd. After 0.2 miles, the property will be on your right. [GOOGLE MAP LINK](#)



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