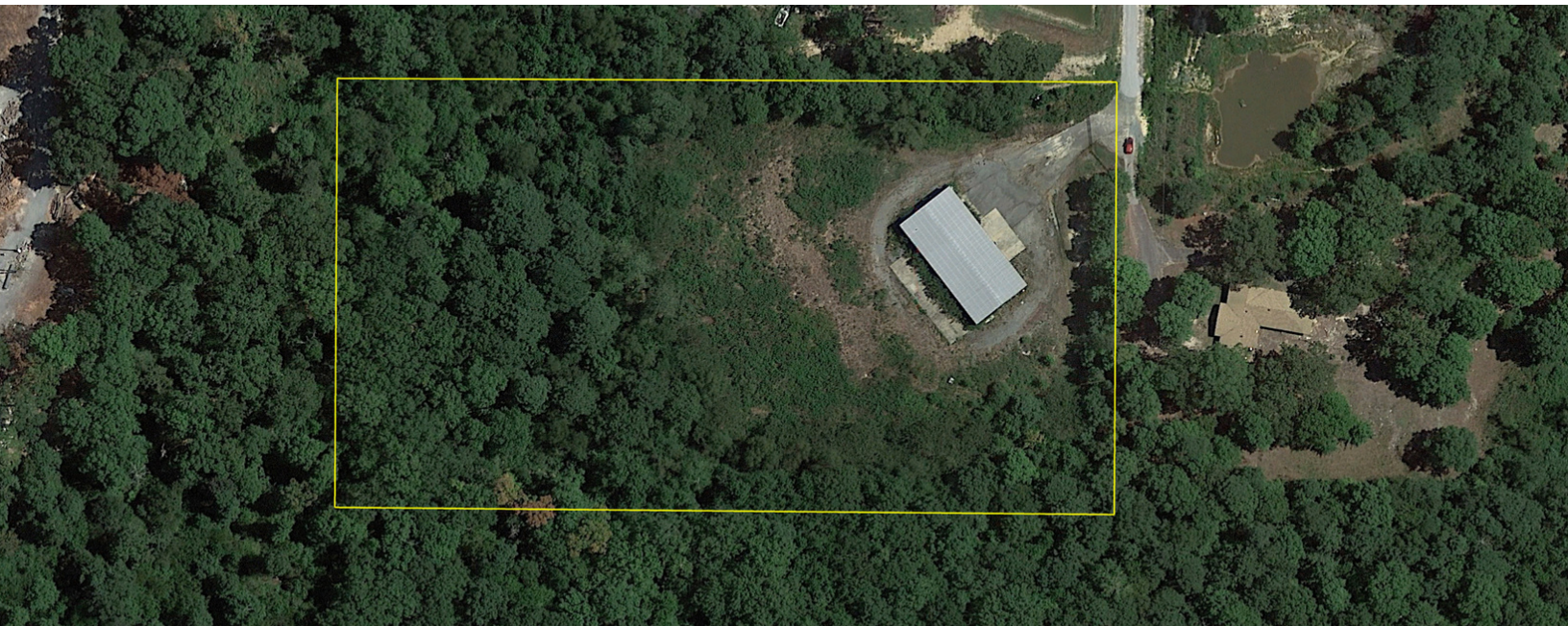


**For  
Sale or Lease**

**8224 Evening Shade Dr, Mabelvale, AR**

**Price: \$325,000**

**Lease Rate: \$7.20 psf NNN**



- +/- 5,000 sf Building with +/- 4,000 sf of Warehouse and +/- 1,000 sf Office with Apartment.
- Two 14' X 14' Drive-in Doors and One 10' X 10' Drive-in Door, Slab in Excellent Condition.
- Located on +/- 5 Acres and Less than 10 Minutes to I-30.



**Agent: Brian Winstead**  
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