

# 1060 NE 1st Avenue

Gravette, Ar 72736



**List Price:** \$7  
**MLS#:** 1325457  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 23,364  
**Price / Square Foot:** \$0.00  
**Subdivision:** Dogwood Estates Gravette  
**Type:** CommercialLease  
**Built:** 1995  
**County:** Benton  
**School:**

## Description

This well-conceived property features three interconnected buildings, joined by breezeways, each serving a distinct function that enhances flexibility and revenue potential:

1. Primary Building (~12,000 SF, climate controlled)
  - o Lobby, restrooms, offices, kitchenette, storage, and open display/assembly floor
  - o Ideal for light manufacturing, showroom, R&D, or hybrid usage

Property is available for sale see MLS 1324853

2. Large Open Warehouse (~9,700 SF)
  - o High-clearance space, loading dock, overhead door access
  - o Suitable for inventory storage, distribution, light fabrication, or logistics operations
3. Garage / Residential Component (~1,697 SF per level)
  - o Ground floor: four-bay garage / workshop
  - o Upper floor: carpeted apartment with 2 bedrooms, kitchen, living area, bath, laundry
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## Property Details

Lot Size	2.12 Acres
Listed By	Capstone Commercial Advisors