



Colliers

Accelerating success.

FOR LEASE

Asking Price:

**\$5.00**

PSF, NNN

Contact us:

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colliers.com/arkansas

# Warehouse & Distribution Facility with Abundant Secured Yard Space

4200 Hoerner Road, Little Rock, AR

## Features

- Extensive redevelopment recently completed
- Available: approximately 52,500 SF
- Lease rate: \$5.00/SF, NNN
- NNN estimate: \$0.50/SF
- Office and sprinkler: to suit and included in the above rate
- Up to 5 acres of lay-down yard
- Includes dock-high and drive-in doors
- Clear height: 18' - 20'
- Steel frame/tilt/wall construction
- Professionally managed by Colliers | Arkansas

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Neighborhood Map



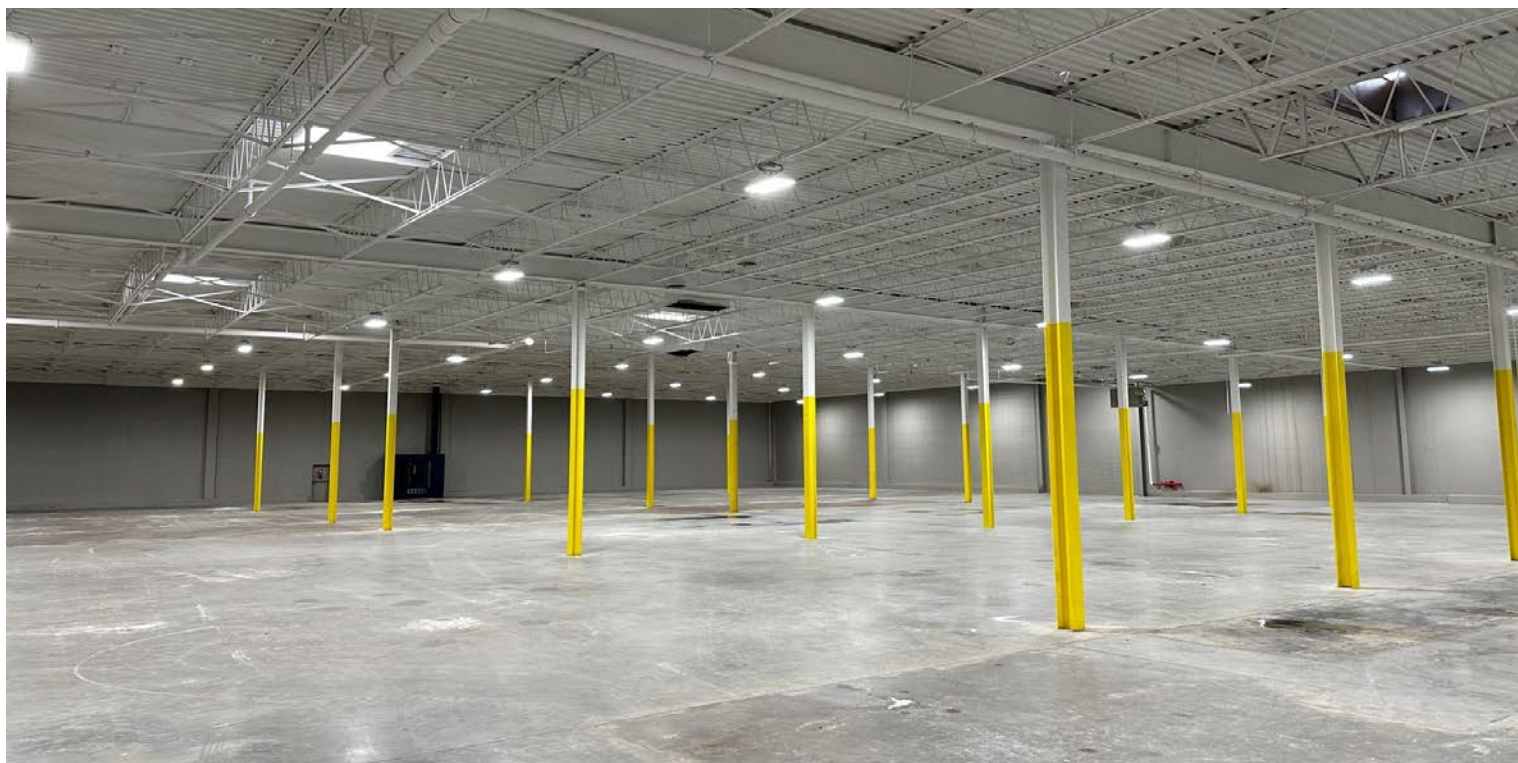
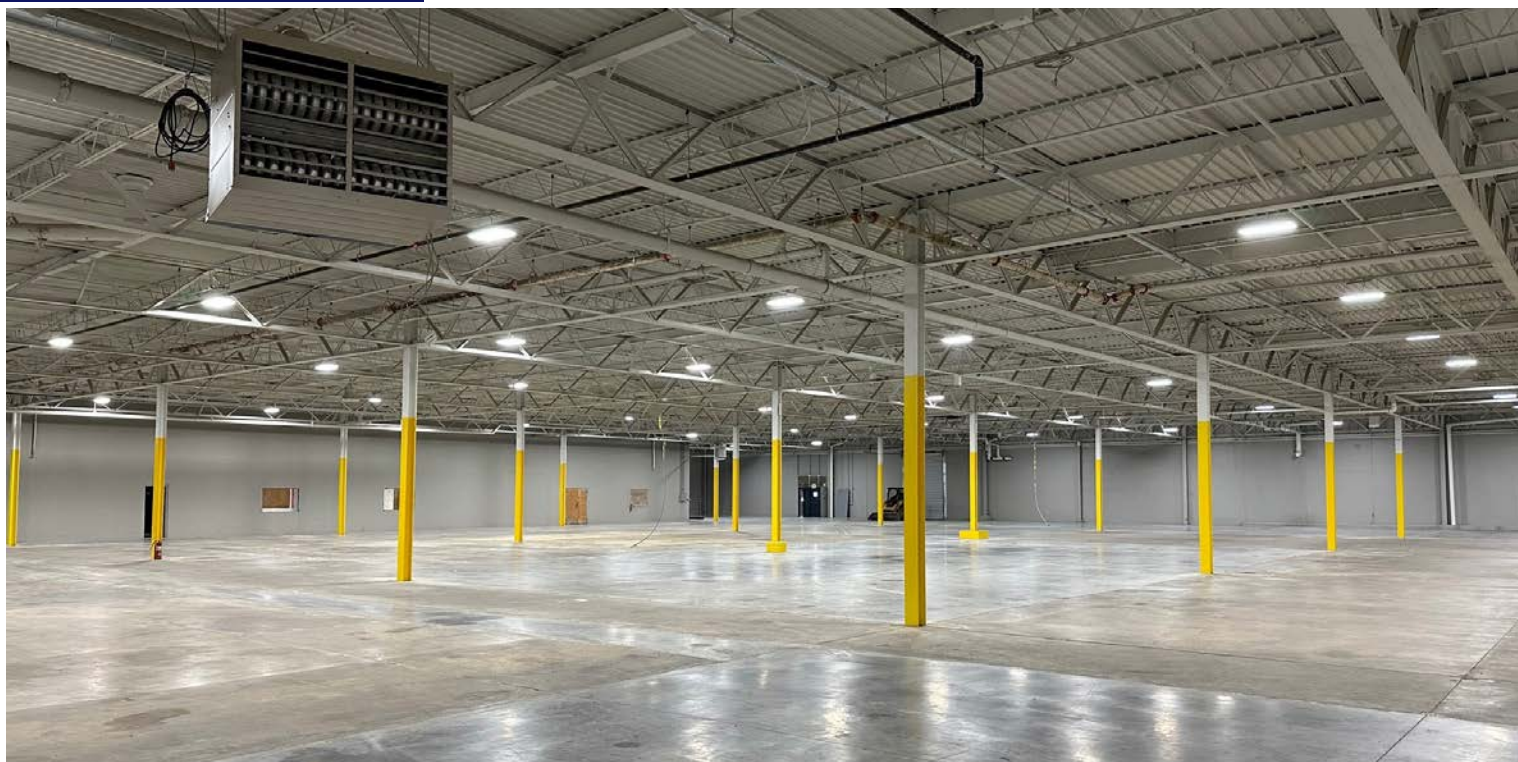
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## Property Photos



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