



Artist Rendering

# 6200 Dividend Street

Little Rock, AR

## For Lease

## Freestanding Industrial Building with 5+ Acres of Fully Fence Yard Space

### Features

- Building size: 26,157 SF
- +/- 5.64 acres fully fenced yard space
- Dedicated office space
- Lease rate: \$7.50/SF, NNN
- Three dock-high doors (10'-12' door height)
- One drive-in door
- 20' ceiling height
- Building-wide sprinkler coverage
- Formerly subdivided space
- Heated warehouse space
- Convenient access to I-30
- Zoned: (I-2) Light Industrial

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### Lease Rate:

# \$7.50

PSF, NNN

### CONTACT US

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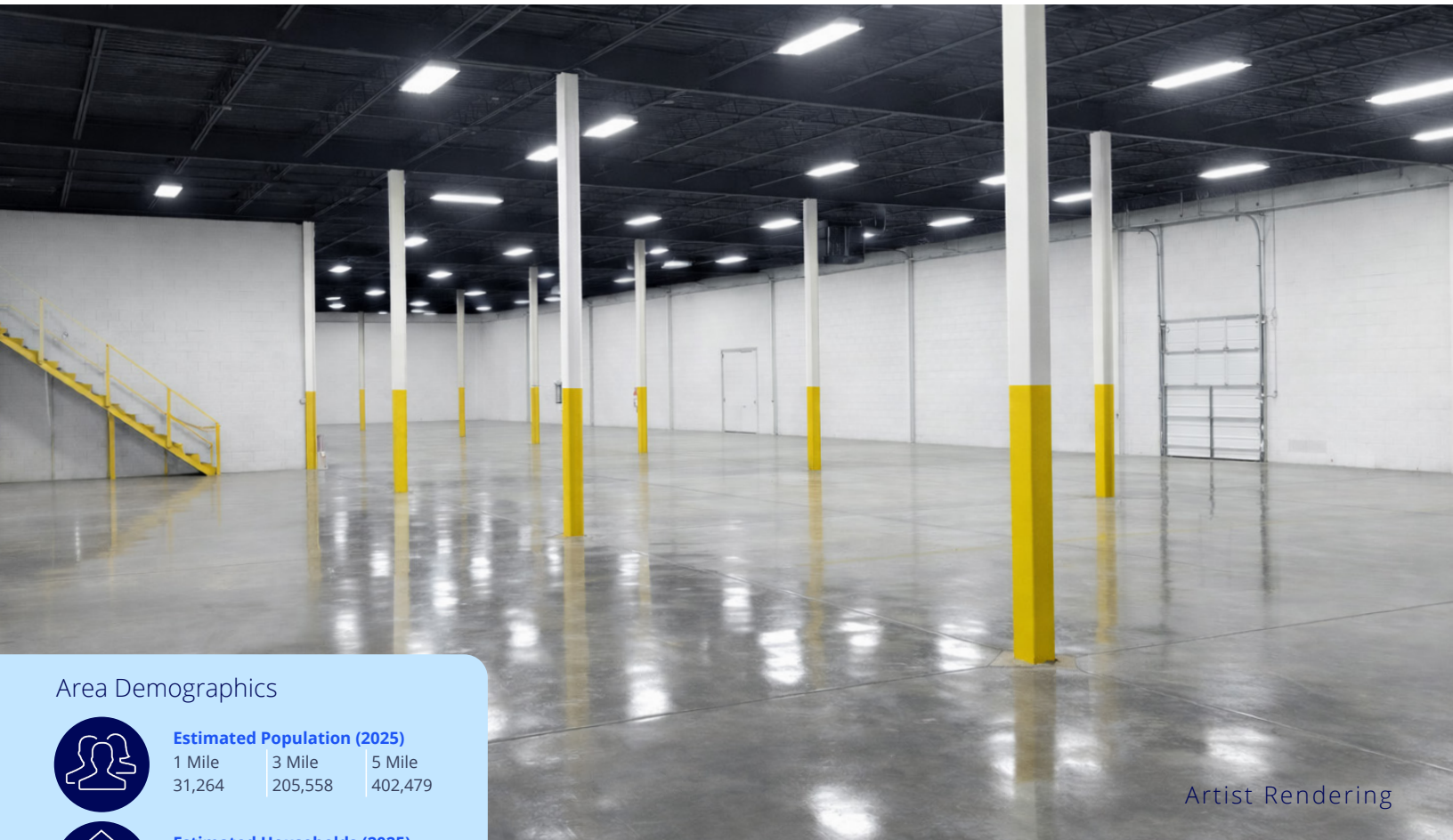
Little Rock, AR 72202

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# Property Interior



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## Area Demographics



### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
31,264	205,558	402,479



### Estimated Households (2025)

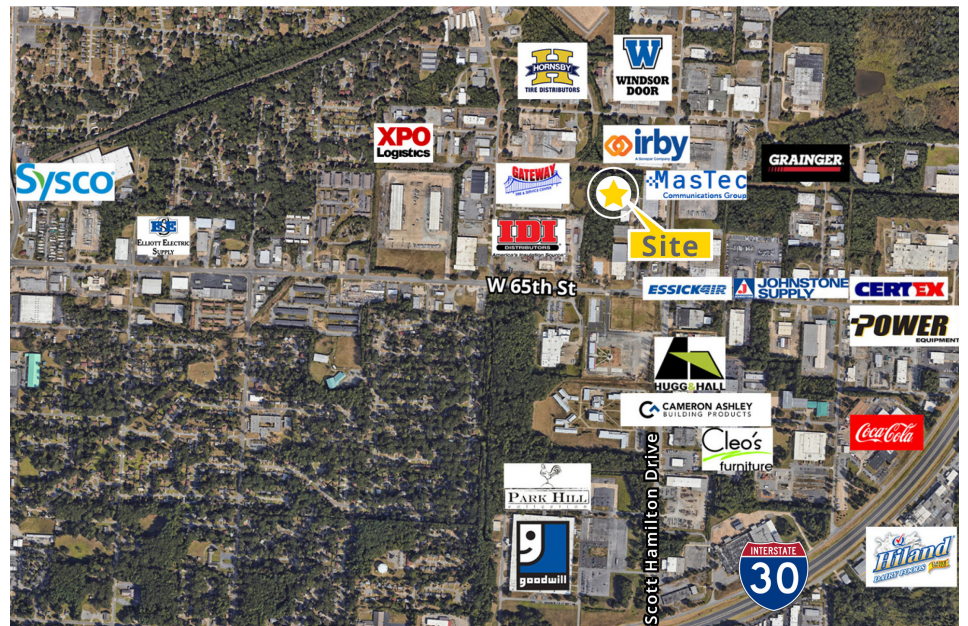
1 Mile	3 Mile	5 Mile
11,639	89,239	171,970



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$55,243	\$106,200	\$98,224

## Neighborhood Map



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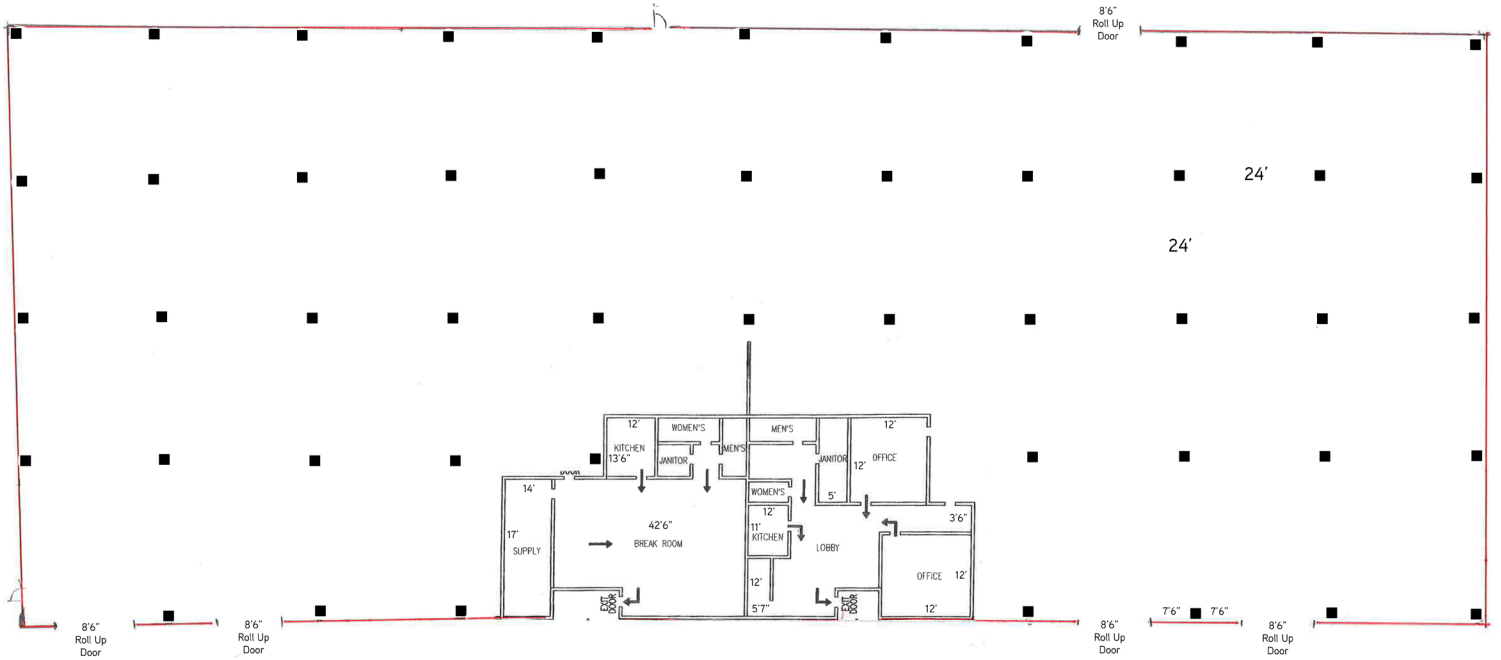
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# Floor Plan



## Aerial



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