

# FOR LEASE > CLASS A WAREHOUSE & DISTRIBUTION

6001 Lindsey Rd, Little Rock, AR 72206



## Location

Little Rock Port Industrial Park; Great access with accessibility to I-30 and I-40

## Site Size

- > Building: 184,524 SF
- > Available: approx. 156,000 SF (can be subdivided)
- > Lot: +/- 10.43 AC

## Lease Rate

- > \$3.50/SF, NNN

## Zoning

- > "I-2," Light Industrial District

## Parking

- > +/- 125 employee/visitor parking

## Building Features

- > Fully sprinkled - wet system
- > 6,000 SF of office space
- > Construction type: tilt-up
- > Clear height: 25' - 27'
- > 20 10' x 10' dock-high doors
- > One drive-in door
- > One pickup truck door
- > Column spacing: 50 x 50
- > Lighting: combination of T-8 fluorescent and high pressure sodium
- > AEDC enterprise zone

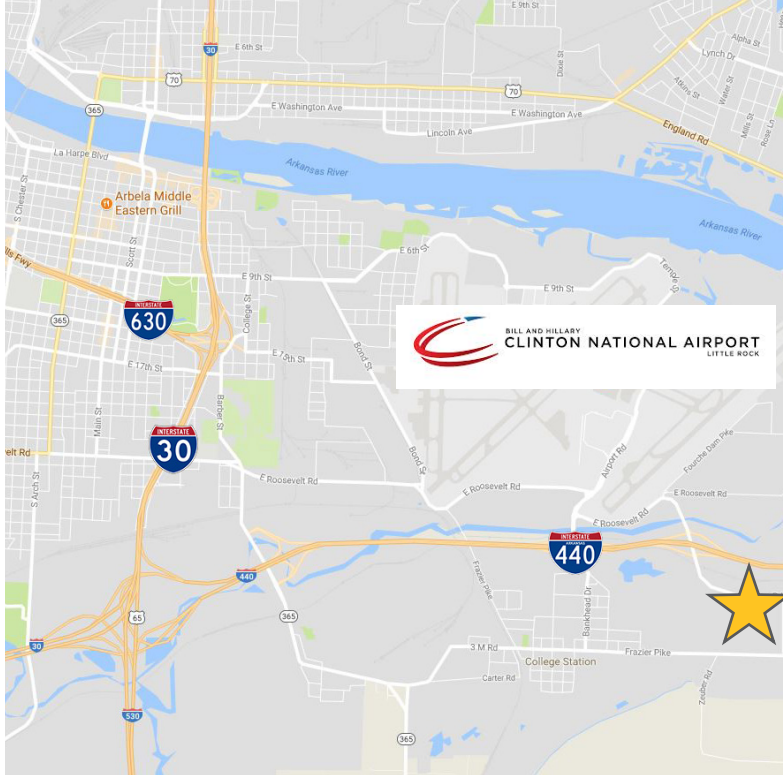
## Select Neighbors

- > LM Windpower
- > Skippy Peanut Butter
- > Lexicon Steel
- > Welspun
- > Fed-Ex



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