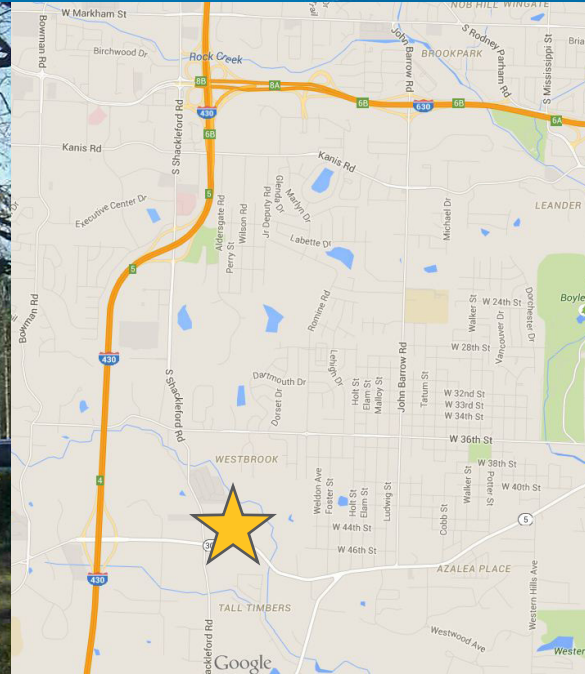


FOR SALE/LEASE

Office & Warehouse Space

10118 COLONEL GLENN ROAD, LITTLE ROCK, AR 72204



Offering

Sale price: \$675,000
Lease rate: \$5.00/SF, NNN
Total approximate size: 21,400 SF
Office space: 1,500 SF
Warehouse space: 19,900 SF
Lot size: Approximately 1.90 acres

Information & Amenities

- Zoned: "I-1," Industrial Park District
- Parking spaces: 30
- Traffic count: ≈ 9,400 VPD on Colonel Glenn Road
- Four (4) dock doors and one (1) drive in door.

	2015	1 mile radius	3 mile radius	5 mile radius
Population		4,349	40,157	143,895
Total Households		1,674	16,245	59,987
Average Household Income		\$49,529	\$55,300	\$62,308

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

Contact Us

LISTING AGENTS:

DREW HOLBERT, CCIM, MBA
501 372 6161 | EXT. 756
LITTLE ROCK, AR
drew.holbert@colliers.com

JUSTIN BENTLEY
501 372 6161 | EXT. 739
LITTLE ROCK, AR
justin.bentley@colliers.com

COLLIERS INTERNATIONAL
1 Allied Drive, Suite 1500
Little Rock, AR 72202
www.colliers.com/littlerock