

6200 Sears Drive

Freestanding Industrial Facility for Lease

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Property **features**

Industrial Space for Lease

- Lot size: 5.71 acres
- Building size: 80,685 SF
- Office space: 2,500 SF (Newly renovated)
- Lease rate: \$5.50/SF, NNN
- Ceiling height: 24'
- Dock-high doors: 10
- Drive-in door: 1 (oversized with ramp)
- 2 AC secured/fenced yard
- Fully sprinkle
(Possible ESFR upgrade available)
- Zoned: (I2) Light Industrial
- Recent property enhancements:
 - 2022 – Asphalt overlay (entire property)
 - 2024 – Exterior paint (full building)

Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
8,581	46,074	108,776



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
3,273	17,310	44,290



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$43,069	\$58,279	\$70,131



Representative Imaging



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Neighborhood aerial



City aerial



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LITTLE ROCK, ARKANSAS



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