

FOR LEASE > BULK STORAGE/ DISTRIBUTION FACILITY

1600 E Gregory St, North Little Rock, AR



EXTENSIVE RENOVATIONS/BUILD-TO-SUIT



OFFERING

Location

1600 E Gregory Street is located along the Union Pacific rail lines in North Little Rock and has easy access to I-30 and I-40

Building Features

- > Lease rate: \$2.15/SF, NNN
- > Availability: 25,000 - 225,000 SF
- > Office space built to tenant specifications
- > Under new ownership/management
- > Property to undergo extensive renovations
- > T-5 Energy efficient lighting

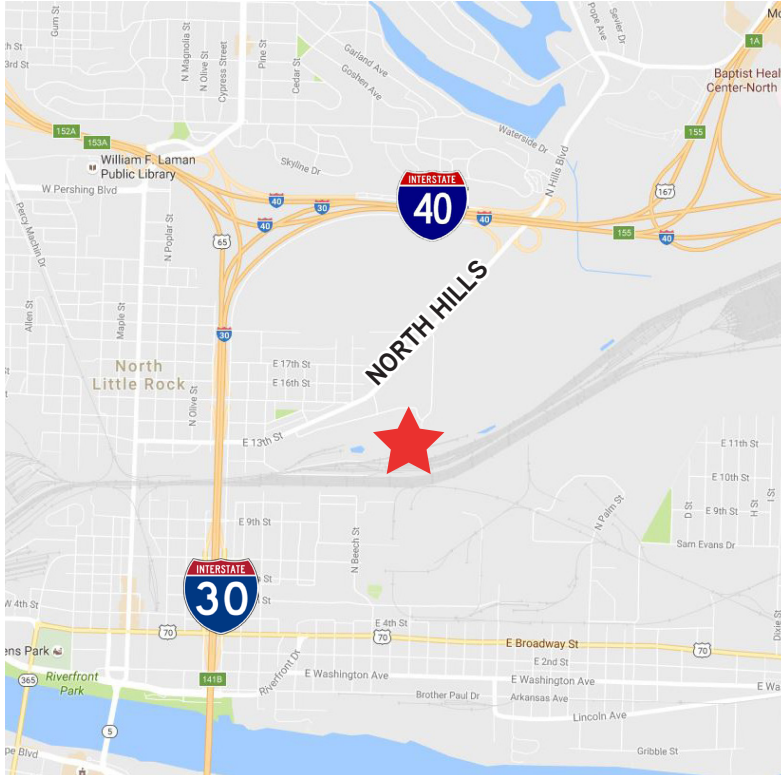
Building Features (cont.)

- > Clear height: 21'
- > 19 dock-high doors, 7 rail doors and 2 ramps
- > Rail served
- > ESFR sprinkler system
- > Well positioned near I-40/I-30 interchange
- > Steel frame/tilt wall construction
- > Zoning: I-2, Light Industrial Park
- > Building size: 225,651 SF
- > Lot size: +/- 12.36 acres

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FLOOR PLAN

