

AI rendering; subject to change

Port Landing

For Lease | 6700 Sloane Drive, Little Rock, AR



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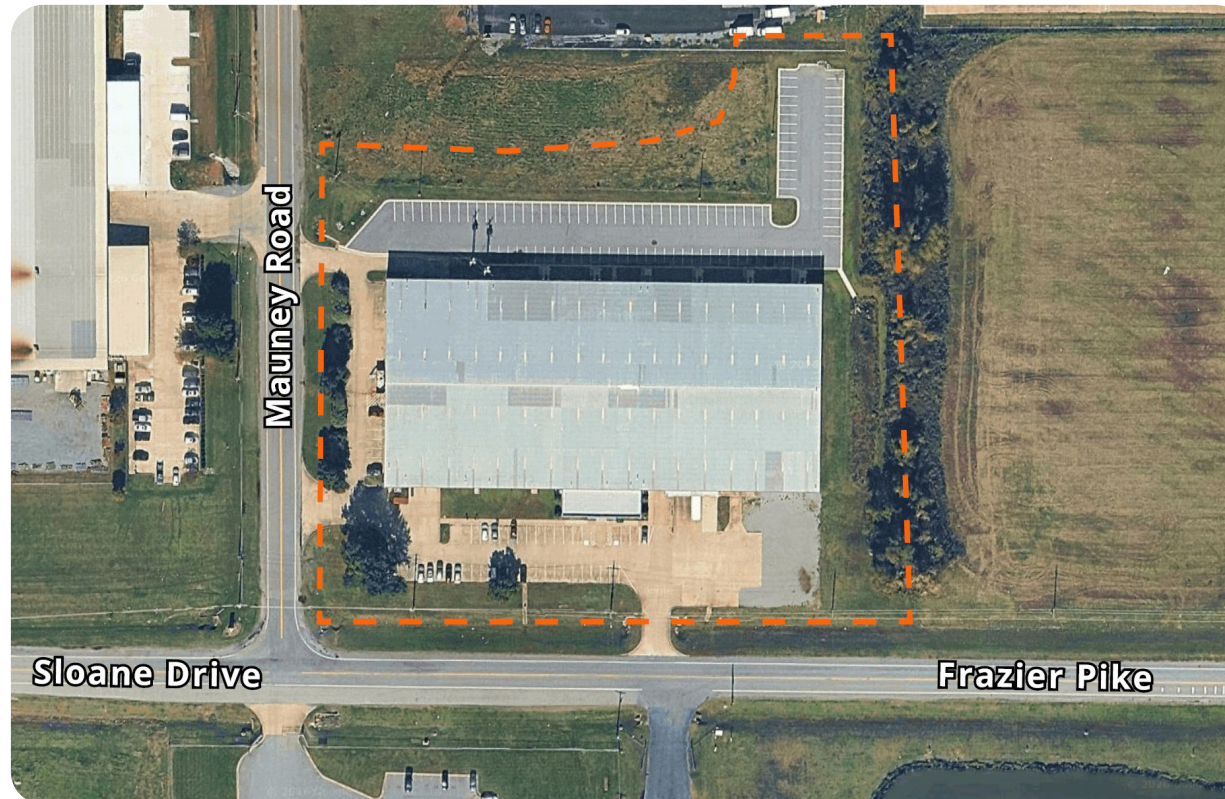
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Accelerating success.

Property features

Industrial Space for Lease

- Lot size: 6.93 acres
- Building size: +/- 87,100 SF
 - Suite size(s): 20,000 SF - 87,100 SF
- Lease rate: \$7.95/SF, NNN
- Constructed in 2001
- Fully climate controlled
- Ceiling height: 17.8 FT - 23.4 FT
- Zoned: (I3) Heavy Industrial District
- Approximately one mile to access Interstate 440



Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
872	3,442	25,428



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
371	1,438	11,886



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$65,300	\$62,954	\$67,015



**17.8 FT - 23.4 FT
Warehouse
Clear Height**



**Dock Doors/
Grade-Level**



**Convenient
Interstate Access**



**Port of Little Rock
7 Min. Drive**

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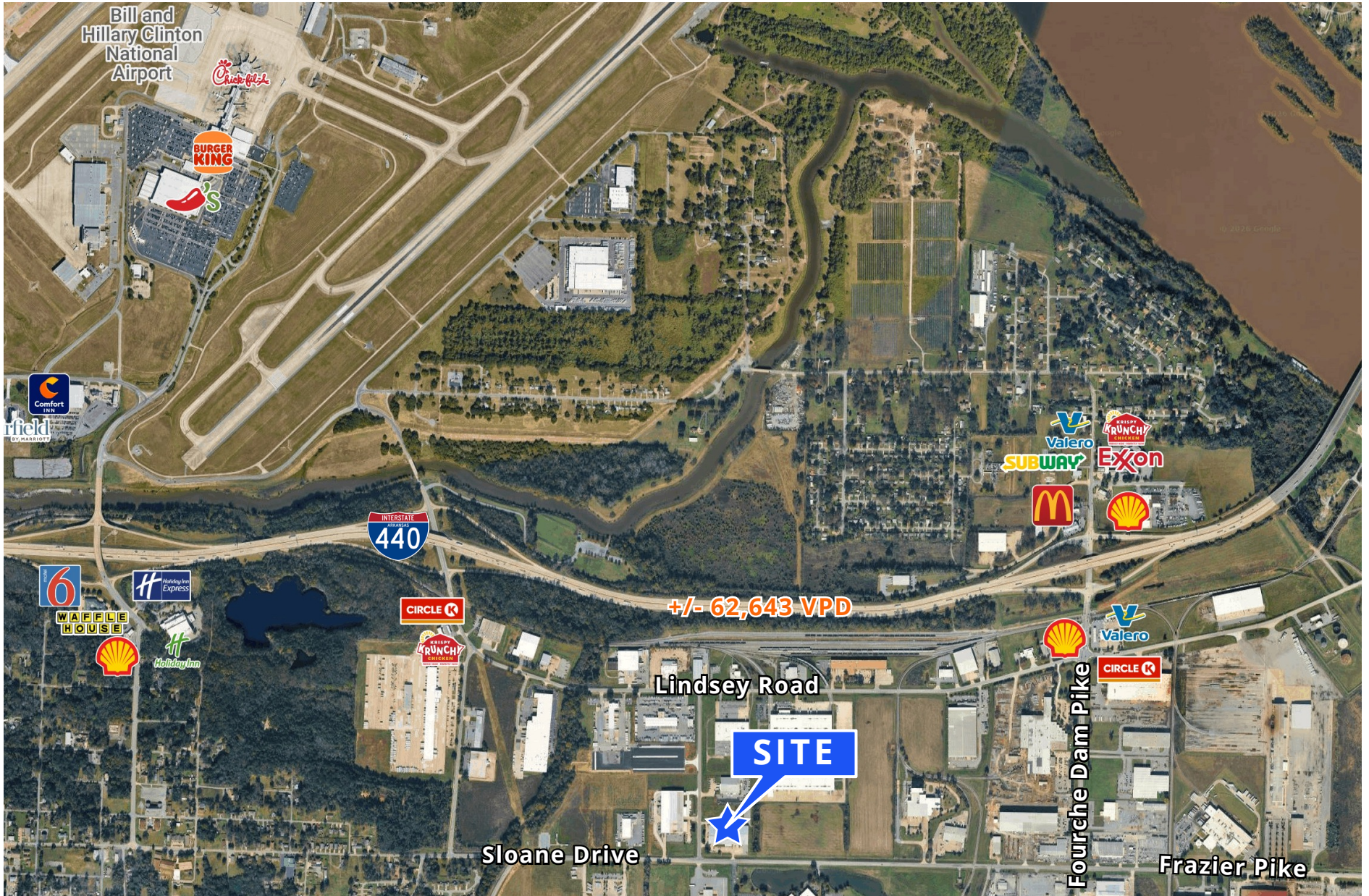
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Property aerial



Property photos



PORT LANDING

LOCATION

6700 Sloane Drive, Little Rock, AR

SUMMARY

An approximate 87,100-square-foot industrial building situated on approximately 6.93 acres. The property was constructed in 2001 and is fully climate controlled. Ceiling heights range from 17.8' to 23.4' and is currently zoned I-3, Heavy Industrial District.

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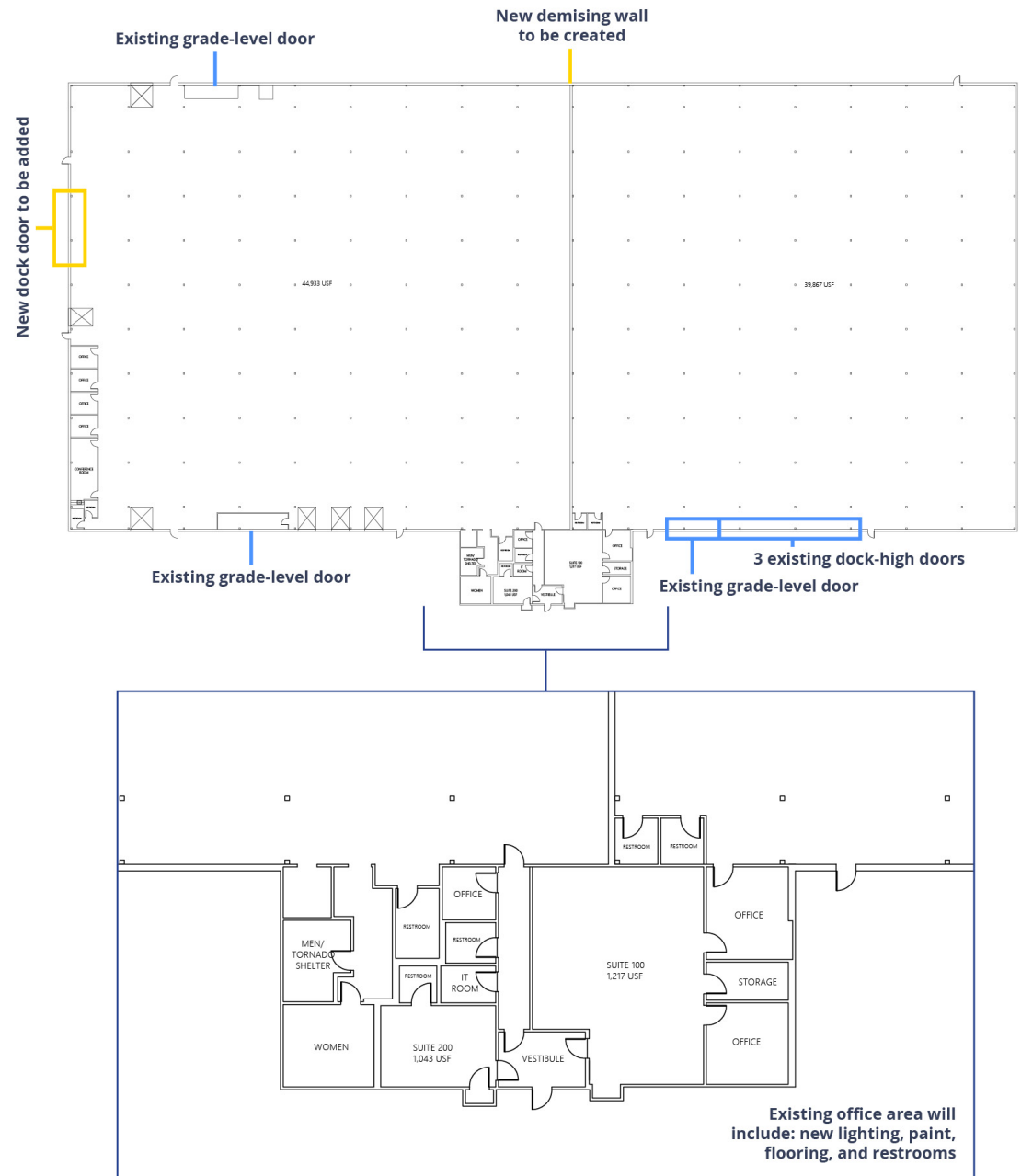
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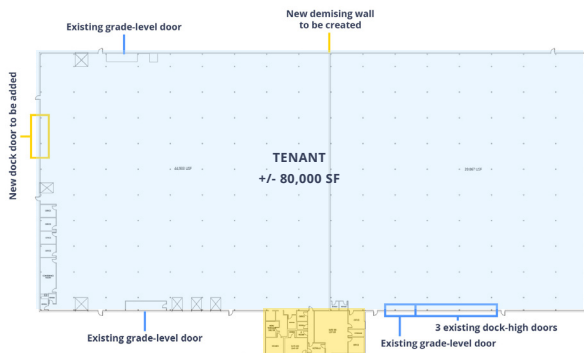
Proposed Site Plan



Configuration models

Option 1 FULL-BUILDING USER

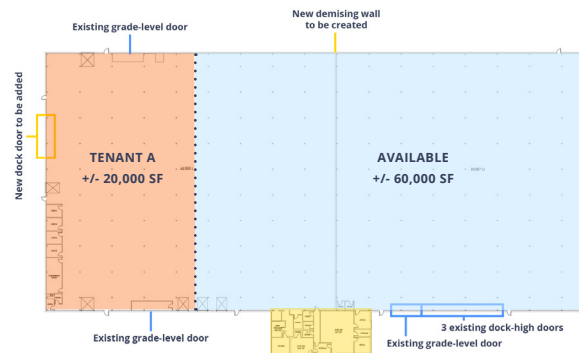
+/- 80,000 SF



- Warehouse
- Office

Option 2 +/- 20,000 SF USER

+/- 20,000 SF

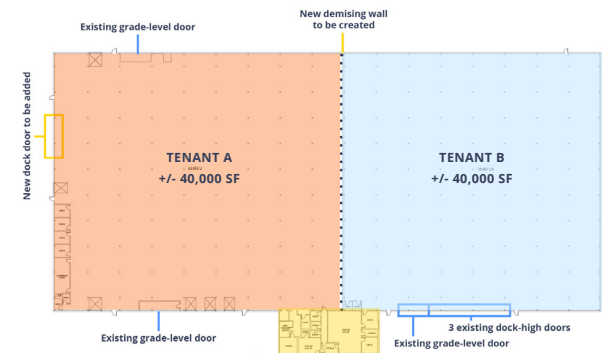


- Warehouse A
- Warehouse B
- Office (Shared or Exclusive)

Option 3 40,000 SF / 40,000 SF SPLIT

+/- 40,000 SF

+/- 40,000 SF



- Warehouse A
- Warehouse B
- Office (Shared or Exclusive)

BUILDING FEATURES

- Multiple grade-level doors
- Three dock-high doors
- New demising wall to be created
- New dock door option
- Renovated office area with: new lighting, paint, flooring & restrooms



FLEXIBLE CONFIGURATIONS

Space can be demised to fit tenant needs



MULTIPLE ACCESS POINTS

Grade-level and dock-high doors for efficient operations



MODERNIZED OFFICE

Updated finishes and amenities



SCALABLE SOLUTIONS

From 20,000 SF to full-building occupancy

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