

300 Phillips Road, North Little Rock, AR 72117

TODD RICE, CCIM 501 372 6161 | 702 todd.rice@colliers.com

DICKSON FLAKE, CRE, CCIM, SIOR 501 372 6161 | 706 dickson.flake@colliers.com



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1 Allied Dr, Suite 1500
Little Rock, AR 72202
501 372 6161
www.colliers.com/arkansas

KEY FEATURES/HIGHLIGHTS

> Sale price: \$950,000

> Lease rate: \$2.50/SF, NNN

> Improvements: +/- 34,560 SF; includes 375 SF office

> Site: +/- 3.6 AC

> Fully remodeled in 2017: new roof, electrical, doors, gas heaters, side wall and roof insulation, exterior lighting, fencing

> Fully sprinkled

> Ceiling height: 28,800 SF @ 14' 5,760 SF @ 20'

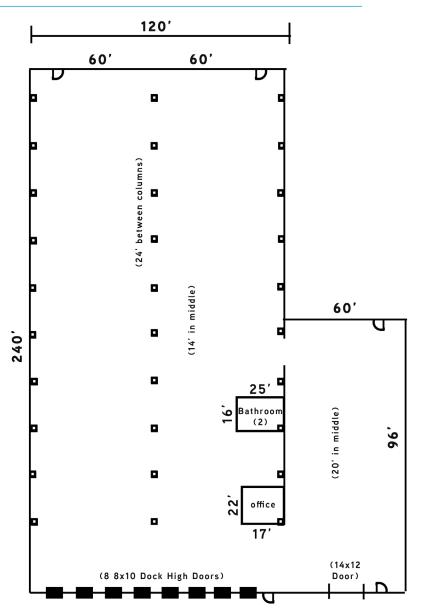
> Yard: +/- 53,000 SF fenced

> Doors: (8) 8x10 (7 dock & 1 ramped) (1) 12x14 (on-grade)

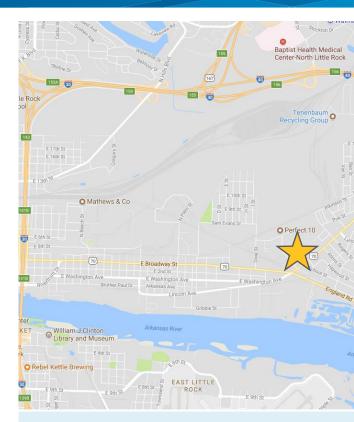
> Zoning: "I-2," Light Industrial Park

FOR SALE/LEASE > Industrial

FLOOR PLAN







CONTACT US

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