



# For Sale/Lease Newly Renovated Industrial Property

300 Phillips Road,  
North Little Rock, AR 72117

TODD RICE, CCIM  
501 372 6161 | 706  
todd.rice@colliers.com

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



COLLIERS INTERNATIONAL  
1 Allied Dr, Suite 1500  
Little Rock, AR 72202  
501 372 6161  
[www.colliers.com/arkansas](http://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

