

7103

7103 ZEUBER RD, LITTLE ROCK AR



AVAILABLE: Sale or Lease | **537,845 SF** on 35.69 AC
[Can be Subdivided]



PROPERTY DETAILS

BUILDING SIZE:

Approximately 537,845 sf
(can be subdivided)

GROUND:

Approximately 35.69 acres (an
additional 15 acres available to
the east)

DIMENSIONS:

490' X 1092'

CONSTRUCTION DATE:

2023

PROPERTY CONDITION:

Excellent

CONSTRUCTION:

- Floors: 7" reinforced concrete
(4,000 psi)
- Walls: Concrete tilt wall panels
- Roof: 45-mil TPO membrane
with R-20 insulation (15 year
warranty)
- Columns: Square steel beam

CEILING HEIGHTS:

34' clear at the eaves; 39' clear
at the centerline

COLUMN SPACING:

50'x52'; speed bays are 52'x70'

LIGHTING:

Lighting supplied throughout the
warehouse via LED lighting with
motion detectors in place

WATER:

Supplied by City of Little Rock; 12"
main; 2" line to the building

SEWER:

Supplied by City of Little Rock

NATURAL GAS:

Supplied by CenterPoint

POWER:

Supplied by Entergy with 1-3000
KVA pad mounted transformer;
power distributed to switchgear
panels with 3000 amp capacity,
277/480 volt 3-phase 4 wire
(3MW's)

VENTILATION:

Facility is ventilated via 8 wall
mounted exhaust fans and 8
louvers

HEAT:

There are 20 gas fired space
heating units throughout the facility

FIRE PROTECTION:

Facility is 100% sprinklered via
ESFR sprinkler system

OFFICE SPACE:

Owner will Build to Suit

PARKING:

Paved and lighted parking spaces
for over 449 cars and 152 truck
trailers

TRUCK LOADING:

68 – 9'x10' dock high doors
as follows:

- 34 – on north side (17 have
levelers and seals)
- 34 – on south side (17 have
levelers and seals)
- Levelers are Rite Hite with
45,000 lb capacity
- 4 – 12'x14' grade level drive in
doors (1 on each corner)

RAIL:

The Little Rock Port Authority
supplies rail service to the Port and
Union Pacific / BNSF serve the Port.
Rail service is possible to the facility

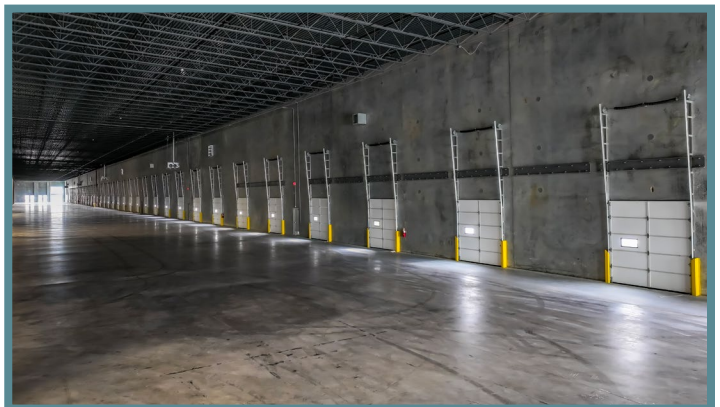
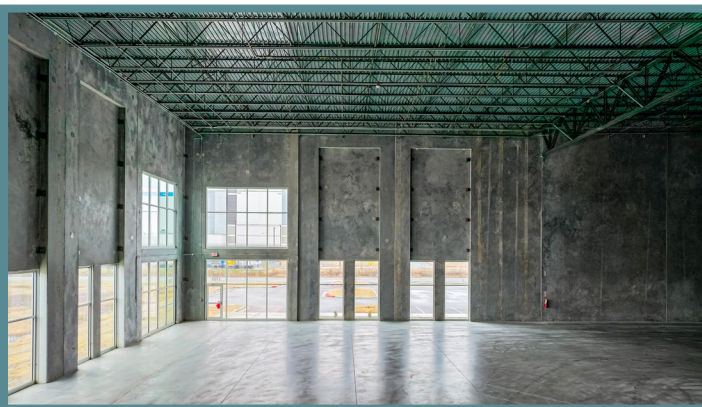
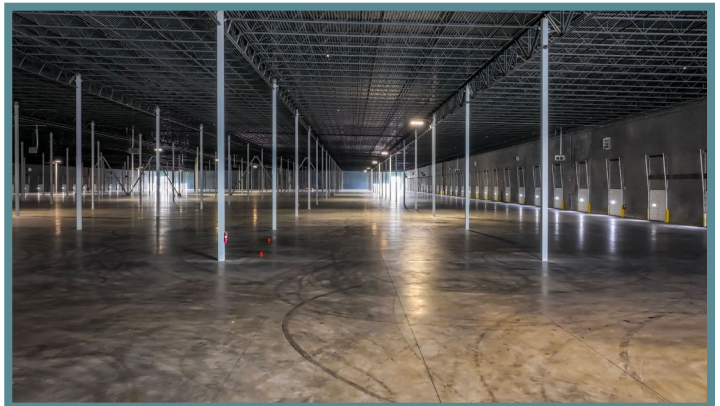
FIBER OPTICS:

3 fiber/phone providers service
the Port:

- Primary: AT&T (~ 70% market
share in Port)
- Secondary: Comcast (~25%
market share in Port)
- Newcomer: Unit Private
Networks (~5% market share
in Port, serves only biz, high
speed fiber, Trex is using)

LOCATION DESCRIPTION

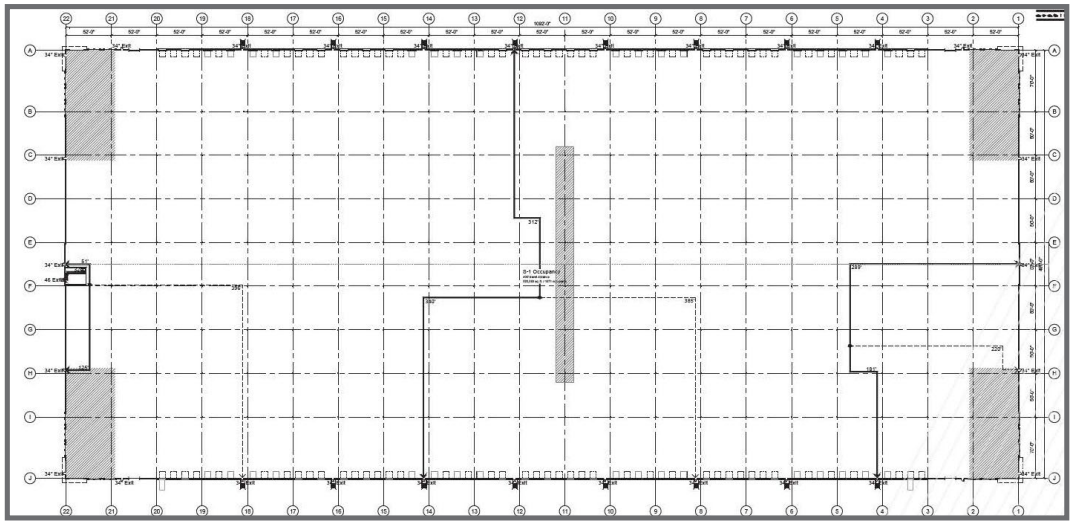
The property is ideally located in the Little Rock Port and near UP/BNSF rail service (1 mile from the facility) - South Port Commerce Center industrial park; fronts I-440; less than 3.5 miles from Bill & Hillary Clinton National Airport; minutes from I-40, I-30, I-630, I-530, Hwy 365, Hwy 70/165; 145 miles to Memphis International Airport; 341 miles from Dallas/Fort Worth International Airport.



Find out more at: properties.binswanger.com/7103-zeuber-rd

PROPERTY PHOTOS

SITE PLAN



AREA MAP



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