



FOR SALE

**INCOME-PRODUCING FLEX WAREHOUSE
BUILT IN 2018 | FULLY OCCUPIED | OPPORTUNITY ZONE**

📍 1112 W. 9TH STREET | NORTH LITTLE ROCK, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

JOHN LINDSEY
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PROPERTY INFORMATION

Built in 2018 and fully occupied by three tenants, this 6,720 SF \pm flex warehouse offers immediate income and long-term investment potential. The building is divided into three 2,056 SF \pm suites, providing flexibility for tenants while supporting stable cash flow. The property features heated and cooled warehouse space, 18-foot clear heights, and grade-level access, providing functionality for a variety of industrial users. Situated on 0.33 Acres \pm , the site includes reinforced concrete paving, exterior lighting, a 6-foot wood privacy fence, and a secured wood gate. **Located within an Opportunity Zone**, this modern industrial asset combines stable occupancy with practical design and strong operational appeal.

> SALE PRICE	\$850,000	> ZONING	C-6
> BUILDING SIZE	6,720 SF \pm	> LAND AREA	0.33 ACRES \pm



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