

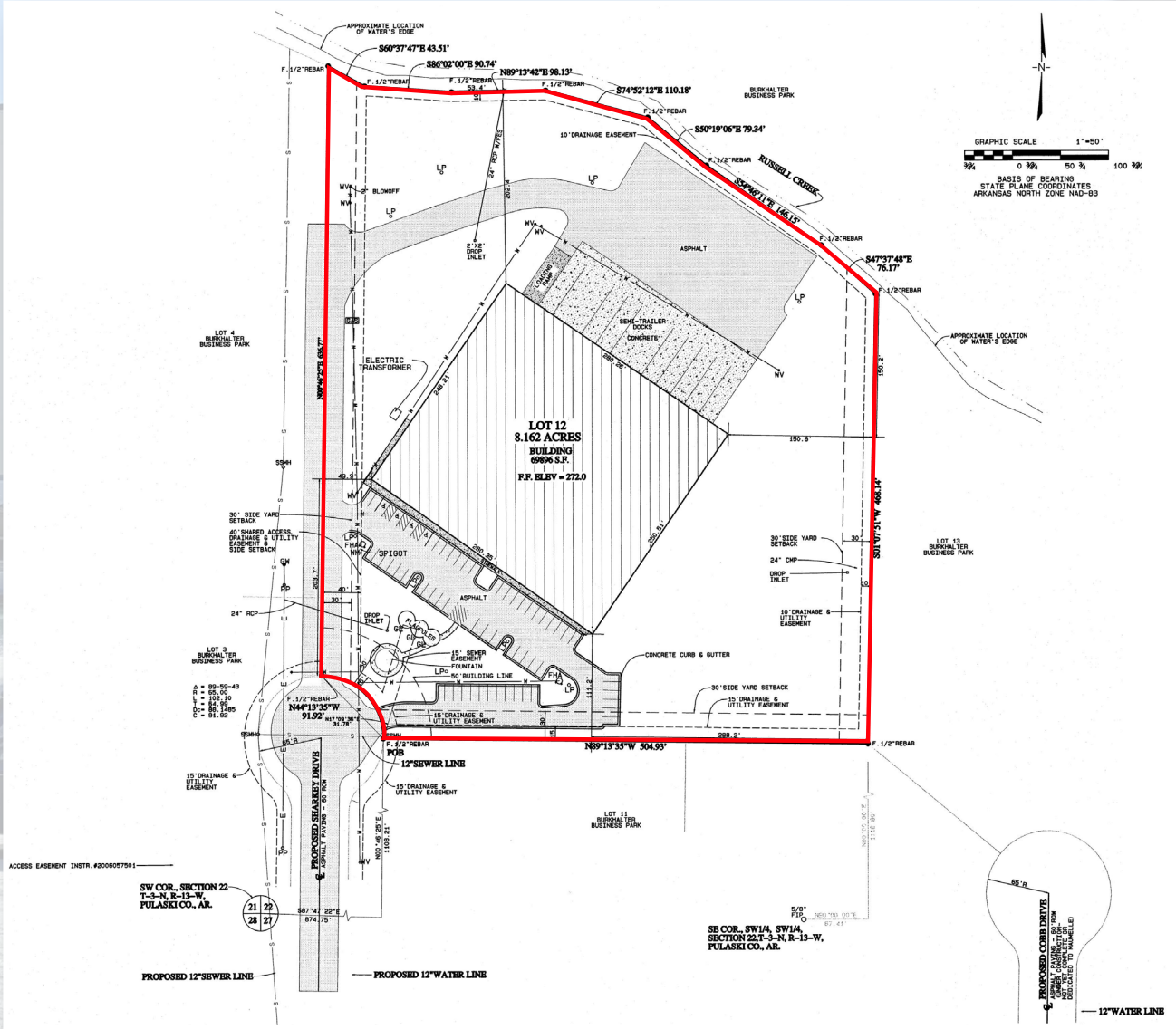
Property Highlights

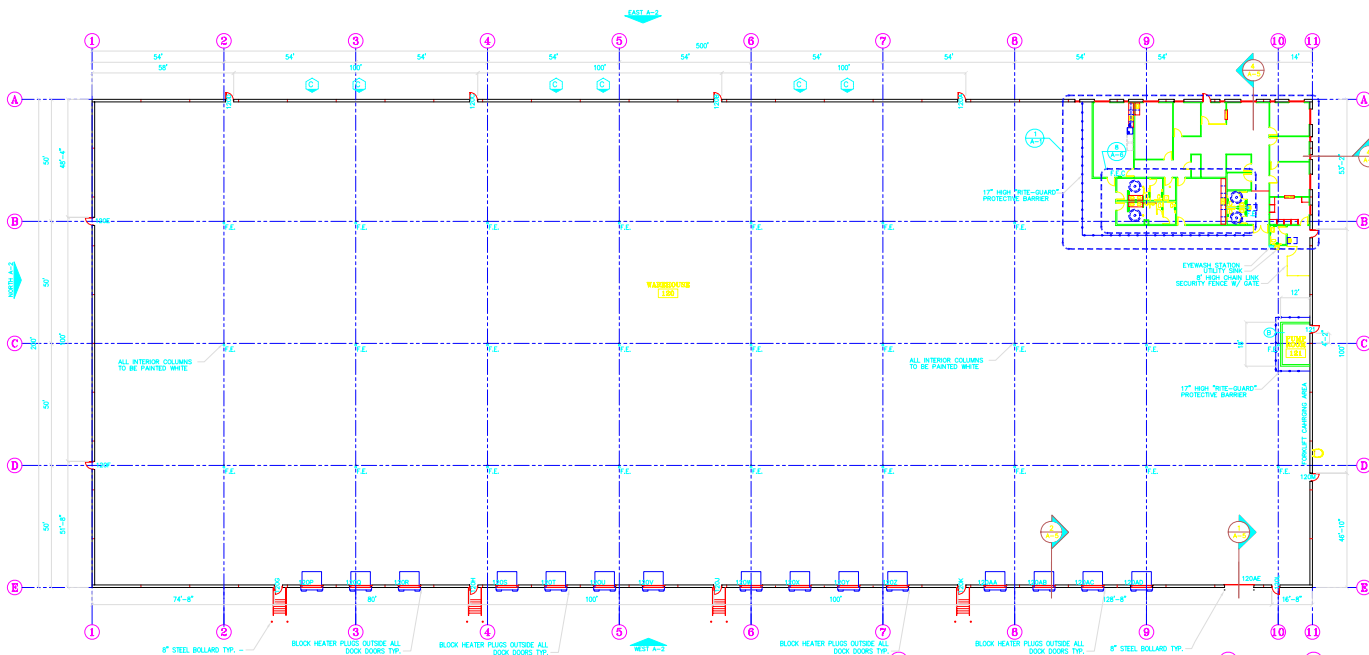
- ±69,896 SF office/warehouse building on 8.162 acres
- Fully heated and cooled warehouse
- Current racking available for purchase
- Easy access to Maumelle Blvd and Interstate 40
- Lease Rate: \$6.50 PSF NNN
- Taxes: \$.68/SF +/-
- Insurance: \$.19/SF +/-
- 10 Dock Doors and 1 Drive In Door
- 5,000 SF +/- of office space
- Clear Height: 32 ft
- 2.1 mile drive to I-40
- 7.2 mile drive to I-430
- Available on May 1, 2024



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GENERAL NOTES (FLOOR)

- THE CONTRACTOR SHALL PROVIDE ONE SAUCER FIRE EXTINGUISHER FOR EACH 3,000 SQUARE FEET OF FLOOR AREA AND LOCATE THEM SO THEY ARE NO FARTHER THAN 75'-0" FROM ANY POINT IN THE BUILDING OR SUITE. SEE FLOOR PLAN FOR LOCATIONS.
- ALL WINDOWS ARE TO THE FACE OF CONCRETE BLOCK OR CENTER LINE OF COLUMN UNLESS OTHERWISE NOTED.
- SEE SHEET A-7 FOR THE DOOR SCHEDULE, DOOR TYPES AND WINDOW TYPES.
- ALL EXIT DOOR HARDWARE SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- THE SQUARE FOOTAGES SHOWN ON THESE PLANS ARE FOR BUILDING CODE AND ARCHITECTURAL PURPOSES ONLY.
- ALL DOOR LATCHES, HANDLES, LOCKS AND PULLS SHALL BE LEVER TYPE HANDLES AND SHALL BE MOUNTED AT 40" ABOVE THE FINISH FLOOR.
- ALL DOOR THRESHOLDS SHALL BE 1" HIGH MAXIMUM.
- ALL DOORS SHALL HAVE AN OPENING FORCE OF FIVE POUNDS MAXIMUM.
- ALL DOORS CLOSERS SHALL BE ADJUSTED SO IT TAKES FIVE SECONDS MINIMUM FOR THE DOOR TO MOVE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 15 DEGREES.
- THE CONTRACTOR OR THE OWNER SHALL SUBMIT ENGINEERED DRAWINGS WITH A SEAL TO THE CITY OF ALBUQUERQUE PLANNING DEPARTMENT FOR APPROVAL FOR ALL STORAGE RACKS THAT EXCEED 4'-0" IN HEIGHT.

FIRE PROTECTION NOTES

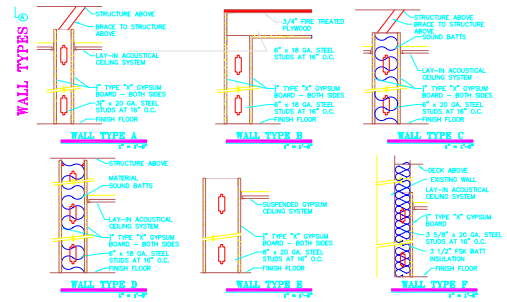
- THE SPRINKLER SYSTEM SHOP DRAWINGS AND THE ALARM SYSTEM SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE FIRE DEPARTMENT FOR REVIEW. SYSTEMS SHALL NOT BE INSTALLED UNTIL APPROVED BY THE FIRE DEPARTMENT.
- THE SPRINKLER SYSTEM WITH 100 HEADS OR MORE SHALL BE MONITORED AND ALL HEADS SUPERVISED.
- THE CONTRACTOR SHALL PROVIDE ONE 2A10BC FIRE EXTINGUISHER FOR EACH 3,000 SF OF FLOOR AREA AND LOCATE THEM SO THEY ARE NO FARTHER THAN 75 FT FROM ANY POINT IN THE BUILDING OR SUITE.

OCCUPANCY LOAD

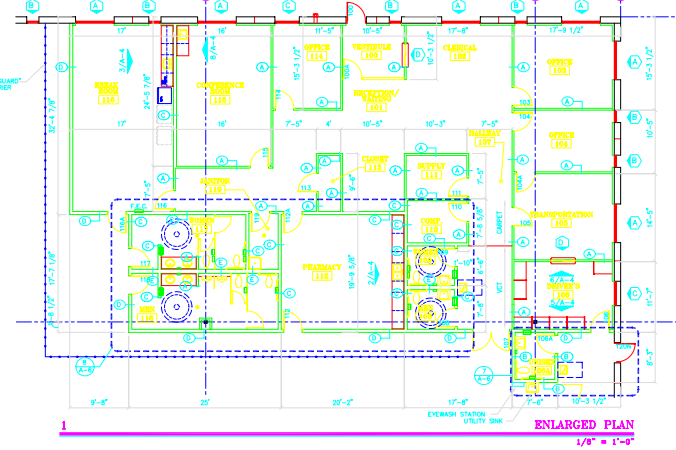
OFFICE:	43 OCCUPANTS	43 OCCUPANTS
WAREHOUSE:	95,736 SF. / 3,000	322 OCCUPANTS
TOTAL:		365 OCCUPANTS

PLUMBING FIXTURES REQUIREMENTS:

OFFICE:	43 OCCUPANTS	WC	22 MEN	22 WOMEN
		LAV		
5-2 OCCUPANCES:		WC	96 MEN	96 WOMEN
WAREHOUSE:	192 OCCUPANTS	LAV		
MISCELLANEOUS:		DRINKING FOUNTAINS	1	
		SERVICE SINKS		



NOTE: PROVIDE SOUND BATTS IN PARTITIONS AROUND TOILETS ROOM, CONFERENCE ROOMS, IN OFFICE, AND SENSING WALLS. FINISH ALL DRYWALL FLUSH WITH FLOOR.



FLOOR PLAN
 APRIL 25, 2008
 1"=20'-0"

LOGAN CREEK CONSTRUCTION

OFFICE / WAREHOUSE
LOT 12
BURKHALTER BUSINESS PARK
MAUMELLE, ARKANSAS

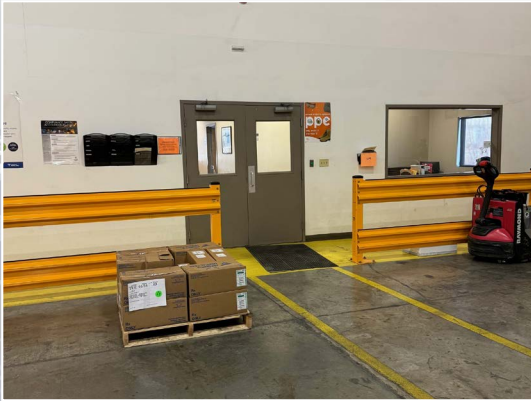
SHEET
A-1
 PROJECT NUMBER: XXXXXX

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All design instruments, including plans, specifications, estimates, bills, and data, notes and other documents and instruments prepared by Logan Creek Construction Co. or instruments of service shall remain the property of Logan Creek Construction Co. Logan Creek Construction Co. shall retain all copyright, ownership and other reserved rights, including the copyright therein.

4209 Corduroy Rd. Oregon, Ohio 43016
 Phone: 419-697-0275 Fax: 419-697-0288

Office/Warehouse Space For Lease

600 Sharkey Drive | Maumelle, Arkansas



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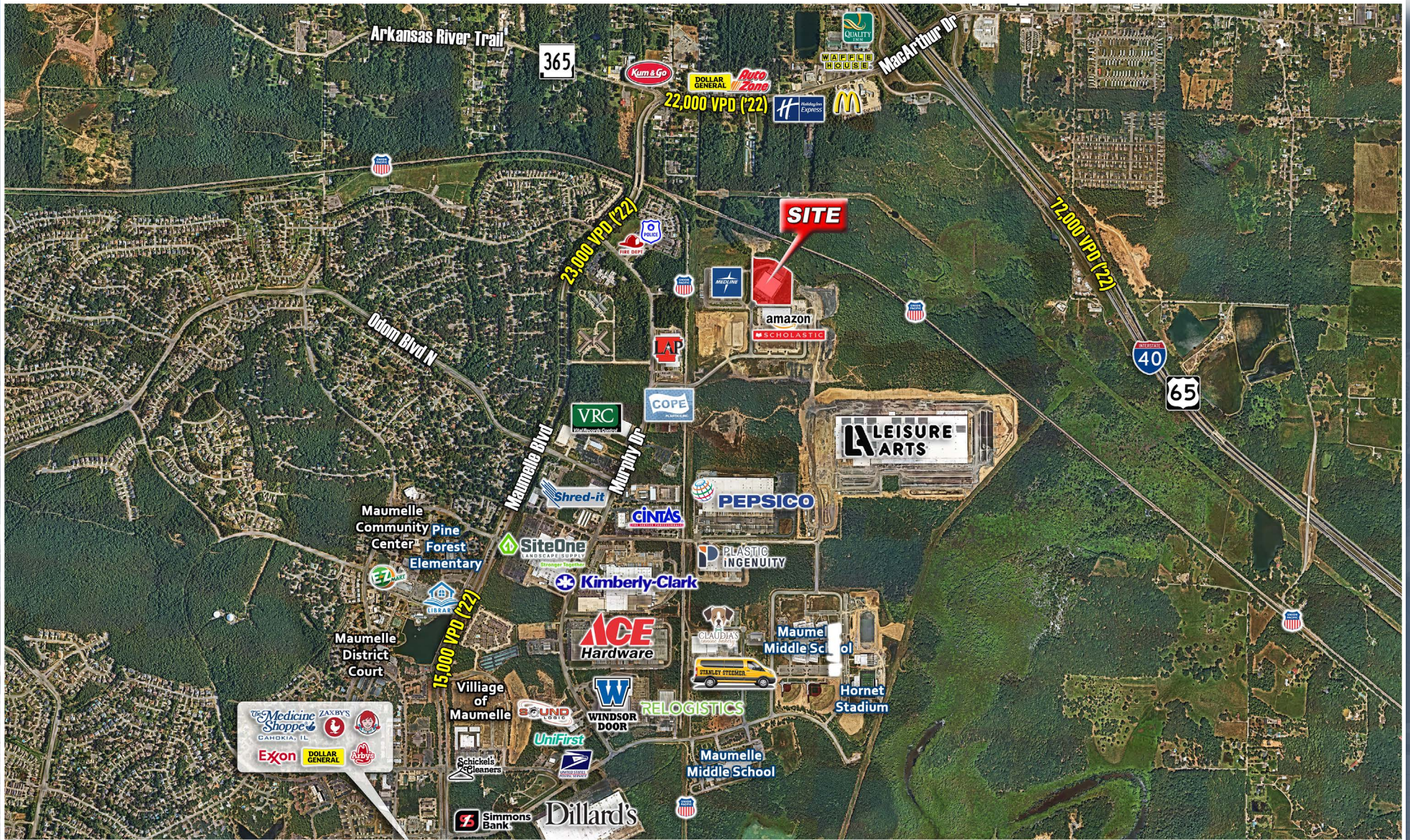


501.663.5400 | 2100 Riverdale Road, Suite 100, Little Rock, AR 72202 | HathawayGroup.com

Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

Office/Warehouse Space For Lease

600 Sharkey Drive | Maumelle, Arkansas



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