

4500 RIXIE ROAD

NORTH LITTLE ROCK, AR 72117



PROPERTY DESCRIPTION

±44,864 SF industrial building on ±2.22 acres available for sale or lease.

PROPERTY HIGHLIGHTS

- ±1,000 SF of office space and ±43,864 of warehouse space
- 7 dock-high doors and 2 drive-in roll-up doors
- Ample yard space for truck circulation and storage
- Easy access to I-67, I-440, I-40, and Hwy 70
- Close proximity to Port of Little Rock and Clinton National Airport
- Traffic Counts: US Hwy 67 (85,000 AADT) and Rixie Road (3,500 AADT)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,764	14,415	32,361
Total Population	4,089	34,035	76,013
Average HH Income	\$81,320	\$90,048	\$84,778

KEVIN MCCOLLUM

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