



Accelerating success.



**FOR LEASE**

Asking Price:

**\$2.95**

PSF, Modified Gross

**Contact us:**

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## For Lease: Warehouse/ Distribution Complex

10th Street, North Little Rock, AR 72114

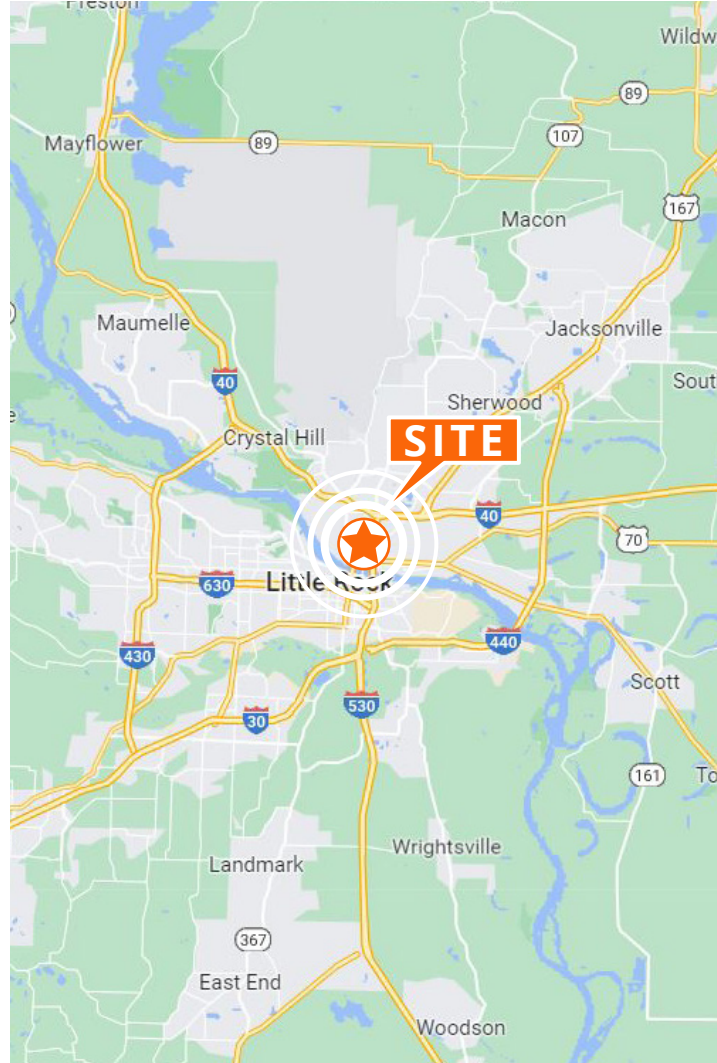
### Features:

- Lease rate: \$2.95/SF, Modified Gross
- Suite 610: Approx. 42,241 SF with two 10'x12' and two 14'x18' dock doors, and one 14'x18' drive-thru door
- Suite 710: Appox. 34,162 SF with one 18'x10' drive-thru door and four 10'x14' dock doors
- 15'-20' ceilings
- Highly visible from I-30 with approx. 119,000 vehicles per day
- Easy interstate access
- Zoned: Commercial
- Sloped sawtooth roof
- Outside storage area available

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Neighborhood Map



## Contact us:

### Nathan Monan

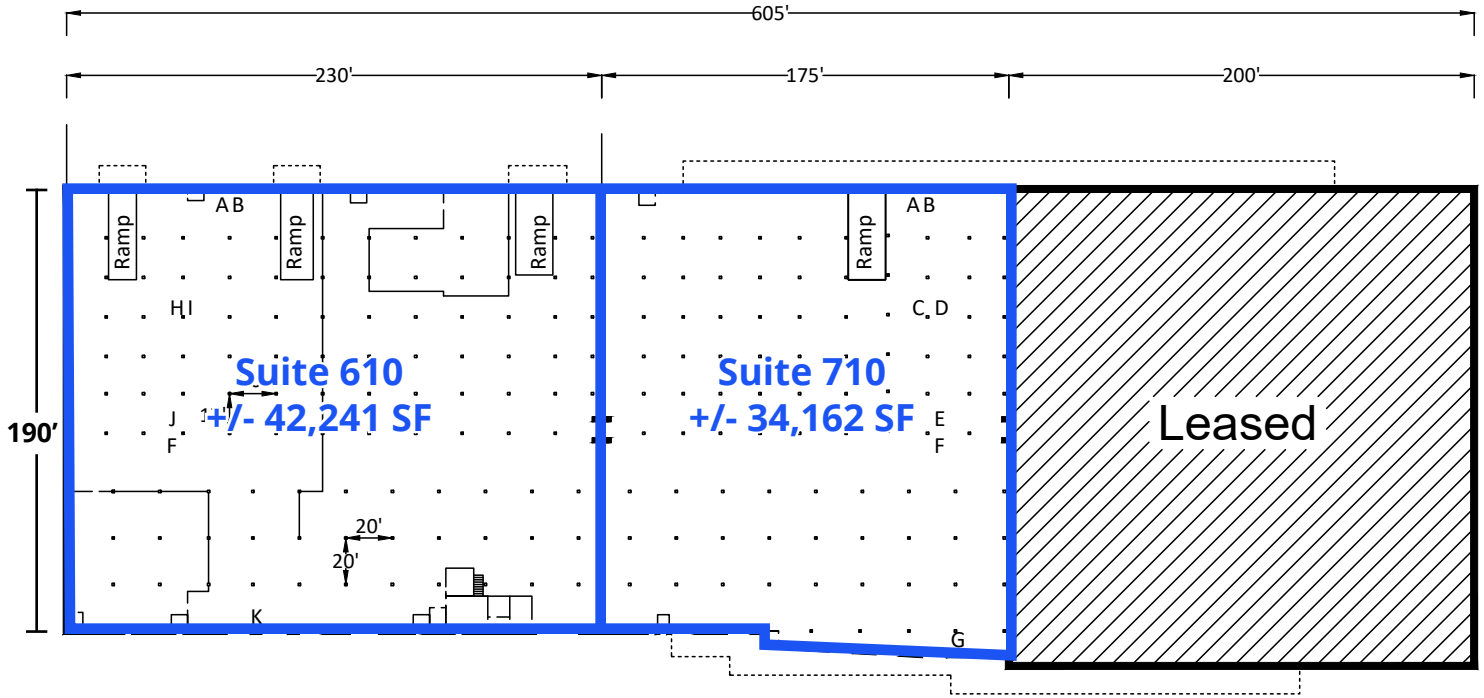
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# Site Plan



- |                       |                        |
|-----------------------|------------------------|
| A 14' under beam      | G 15'10" under beam    |
| B 15' between beams   | H 16'4" under beam     |
| C 17' under beam      | I 17' 9" between beams |
| D 17'5" between beams | J 13.4" under beam     |
| E 14' under beam      | K 15'10" under beam    |
| F 20' under beam      |                        |

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