

1ST QUARTER 2026 DELIVERY



FOR LEASE

KANIS BUSINESS PARK

Property Highlights

- CONSTRUCTION COMING SOON!
- 69,600 ± SF Flex Office/Warehouse Space
- Lease Rate: \$15/SF NNN
- Groundbreaking date of 08/01/25
- 1,800 - 7,200 ± SF spaces available with drive-in doors
- Located along Kanis Rd (14,000 VPD) with easy access to I-430

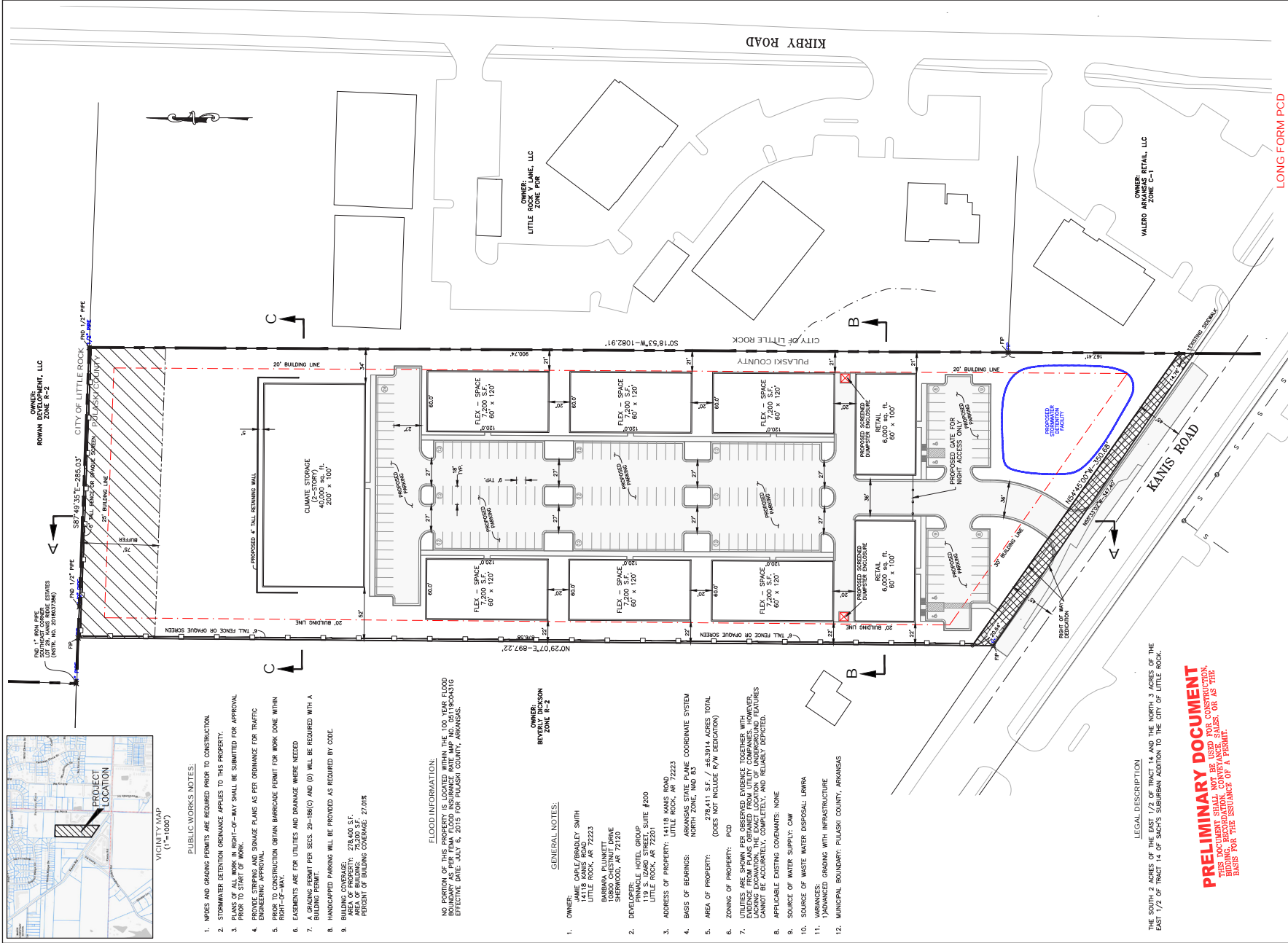
For more information, please contact:

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*information deemed reliable but not guaranteed

SITE PLAN 14118 KANIS RD | LITTLE ROCK, AR 72223



14118 KANIS ROAD
LONG FORM PCD

Little Rock, Pulaski County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
2100 W. UNIVERSITY BLVD., SUITE 100, LITTLE ROCK, ARKANSAS 72201
PHONE: (501) 231-0141

DATE: FEBRUARY 7, 2024
PROJECT NUMBER: 24-0348
SCALE: 1" = 40'

OWNER: BEVERLY DICKEYSON
ZONE R-2

DATE: FEBRUARY 7, 2024
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REVISION

SCALE IN FEET

0' 20' 40' 80' 120'

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PUBLIC WORKS NOTES:

1. NOTES AND GRADING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION.
2. STORMWATER DETENTION ORDINANCE APPLIES TO THIS PROPERTY.
3. PLANS OF ALL WORK IN RIGHT-OF-WAY SHALL BE SUBMITTED FOR APPROVAL PRIOR TO START OF WORK.
4. ENGINEERING AND STORAGE PLANS AS PER ORDINANCE FOR TRAFFIC CONTROL.
5. PROBE TO CONSTRUCTION OBTAIN BARRIAGE PERMIT FOR WORK DONE WITHIN RIGHT-OF-WAY.
6. EASEMENTS ARE FOR UTILITIES AND DRAINAGE WHERE NEEDED.
7. A GRADING PERMIT PER SECS. 29-186(C) AND (D) WILL BE REQUIRED WITH A BUILDING PERMIT.
8. HANDICAPPED PARKING WILL BE PROVIDED AS REQUIRED BY CODE.
9. BUILDING COVERAGE: 278,400 S.F.
AREA OF PROPERTY: 420,000 S.F.
PERCENT OF BUILDING COVERAGE: 27.01%

FLOOD INFORMATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE. THE PROPERTY IS LOCATED WITHIN THE 500-YEAR FLOOD ZONE. THE FLOODING EFFECTIVE DATE: JULY 6, 2015 FOR PULASKI COUNTY, ARKANSAS.

OWNER:
BEVERLY DICKEYSON
ZONE R-2

GENERAL NOTES:

1. OWNER: THE CARLE/BRASLEY SMITH
14118 KANIS ROAD,
LITTLE ROCK, AR 72223
2. DEVELOPER: BRENDA WATKINS
119 S. LAZO STREET, SUITE #200
LITTLE ROCK, AR 72201
3. ADDRESS OF PROPERTY: 14118 KANIS ROAD
LITTLE ROCK, AR 72223
4. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM
NAD 83 DATUM, GCS NAD 83, UTM ZONE 18Q UTM PROJECTION
5. AREA OF PROPERTY: 4.27 ACRES, 185,814 S.F. AS SHOWN BY LASSES TOTAL
(DOES NOT INCLUDE ROW DEDICATION)
6. ZONING OF PROPERTY: PCD
7. UTILITIES ARE SHOWN AND OBSERVED. EVIDENCE TOGETHER WITH EVIDENCE FROM PLANS OBTAINED FROM UTILITY COMPANIES. HOWEVER, THE EXACT LOCATION AND DEPTH OF UTILITIES AND UNDERGROUND FEATURES CANNOT BE GUARANTEED. CONSULT WITH THE UTILITIES TO OBTAIN NECESSARY UTILITIES.
8. APPLICABLE EXISTING COORDINATES: NONE
9. SOURCE OF WATER SUPPLY: C&W
10. SOURCE OF WASTE WATER DISPOSAL: LWRWA
11. VARIANCES: GRADING WITH INFRASTRUCTURE
12. MUNICIPAL BOUNDARY: PULASKI COUNTY, ARKANSAS

LEGAL DESCRIPTION

THE SOUTH 1/2 PARTS OF THE EAST 1/2 OF SECTION 14, T34N, R10E, S14W, THE NORTH 1/2 PARTS OF THE EAST 1/2 OF TRACT 14, OF SACK'S SUBURBAN ADDITION TO THE CITY OF LITTLE ROCK.

PRELIMINARY DOCUMENT
THIS DOCUMENT IS A PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE BASIS FOR THE ISSUANCE OF A PERMIT.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON. PROPERTY LINES ARE LOCATED IN ACCORDANCE WITH ESTABLISHED PROPERTY LINES. THERE ARE NO APPARENT ENCUMBRANCES EXCEPT AS SHOWN.

BRENDA WATKINS
PLS # 1900 (AR)

