

FOR SALE | 100% OCCUPIED INDUSTRIAL PROPERTY

# 8504 MACARTHUR DRIVE NORTH LITTLE ROCK, AR 72118



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# PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a two-property industrial portfolio fully leased to Lafferty Equipment Manufacturing in North Little Rock, Arkansas. The portfolio totals 86,000 square feet ± across two buildings located at 8504 MacArthur Drive and 5614 Oak Grove Road.

The flagship facility at 8504 MacArthur Drive was originally constructed in 2019 with a brand-new 2024 addition, offering modern construction and efficient loading capabilities. Together, the properties are secured by a three-year modified gross lease featuring 3% annual rental escalations.

Lafferty Equipment Manufacturing is a strong, established tenant specializing in the design and production of industrial cleaning and chemical application systems. The properties are strategically positioned with convenient access to Interstate 40 and Interstate 430 providing excellent connectivity to regional and national distribution networks.

**SALE PRICE** \$7,200,000

**CAP RATE** 8.50 %

**NOI** \$612,000

**ESCALATIONS** 3% annually

**LEASE TYPE** Modified Gross

**LEASE TERM** 3 Years

**BUILDING SIZE** 86,000 SF

**LAND AREA** 6.30 AC



# LEASE OVERVIEW

LEASE OVERVIEW	
<b>LEASE COMMENCEMENT DATE</b>	December 2, 2025
<b>LEASE EXPIRATION DATE</b>	December 2, 2028
<b>RENEWAL OPTIONS</b>	Two 3-years
<b>ESCALATIONS</b>	3% annually
<b>LEASE TYPE</b>	MG
<b>TENANT</b>	Lafferty Equipment Manufacturing, LLC/Knight, LLC
<b>YEAR BUILT</b>	2019 + addition in 2024
<b>BUILDING SIZE</b>	64,000 + 22,000
<b>LAND SIZE</b>	1.01 + 5.29 AC

YEAR 1 RENT AND EXPENSES	
<b>YEAR 1 RENT</b>	\$612,000
<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant's Responsibility
<b>UTILITIES</b>	Tenant's Responsibility
<b>HVAC</b>	Landlord's Responsibility
<b>REPAIRS AND MAINTENANCE</b>	Landlord's Responsibility
<b>ROOF &amp; STRUCTURE</b>	Landlord's Responsibility





# Lafferty

EQUIPMENT MANUFACTURING INC.

Since 1976, Lafferty Equipment has been a hallmark of quality in chemical dispensing and application. Known for durability and performance, Lafferty's products are designed for the most demanding environments, ensuring cleanliness and safety in food processing, agriculture, and industrial cleaning.

Lafferty Equipment Manufacturing Inc. operates under the parent brand CFS Technologies, alongside Knight Equipment and Lavo Solutions. Together, these companies deliver cutting-edge solutions for chemical dispensing and management across a range of industries.

Knight Equipment has long been a leader in advanced chemical delivery systems that enhance productivity, safety, and operational efficiency. Trusted by organizations in healthcare, hospitality, and janitorial services, Knight is known for its reliability, innovation, and ease of use.

Lavo Solutions is a pioneer in data-driven, IoT-enabled dispensing technology. Its smart systems optimize chemical usage, reduce downtime, and provide real-time analytics that empower businesses to operate more efficiently.

*\*Source: CFS Technologies*

[CLICK TO VIEW CFS TECHNOLOGIES' WEBSITE](#)



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**FOR MORE INFORMATION, PLEASE CONTACT:**

**RYAN GIBSON**  
Managing Director, Principal  
501 680 6119  
rgibson@sagepartners.com

**ROSE EDWARDS**  
Broker Associate  
817 965 1225  
redwards@sagepartners.com

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