

For Lease
±19,626 SF

10505 MAUMELLE BLVD
MAUMELLE, AR



INDUSTRIAL BUILDING

2800 Cantrell Rd, Little Rock, AR 72202 | 501 716 5511 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY HIGHLIGHTS

ADDRESS	10505 Maumelle Blvd, Maumelle, AR
SF AVAILABLE	±19,626 SF — 3,633 SF Office / 15,993 SF Warehouse
ASKING RATE	\$10.00/SF NNN
LAYDOWN YARD	±1 AC
DOCKS	2 (10'X10')
DRIVE-INS	2 (8'X10')
CLEAR HEIGHTS	10505 Maumelle Blvd, Maumelle, AR
POWER	3PH/120V
PARKING	18 surface spaces
YEAR BUILT	1999
NOTES	- Warehouse is fully heated. Office is heated and cooled 1.5 miles to I-40 - Visibility along Maumelle Blvd seeing 53,000 VPD

AREA DEMOGRAPHICS

 **84,239**
POPULATION

 **\$121,564**
AVH HH INCOME

 **3,717**
TOTAL BUSINESSES

 **39,426**
TOTAL EMPLOYEES

* demographics within a 5 mile radius; information deemed reliable but not guaranteed



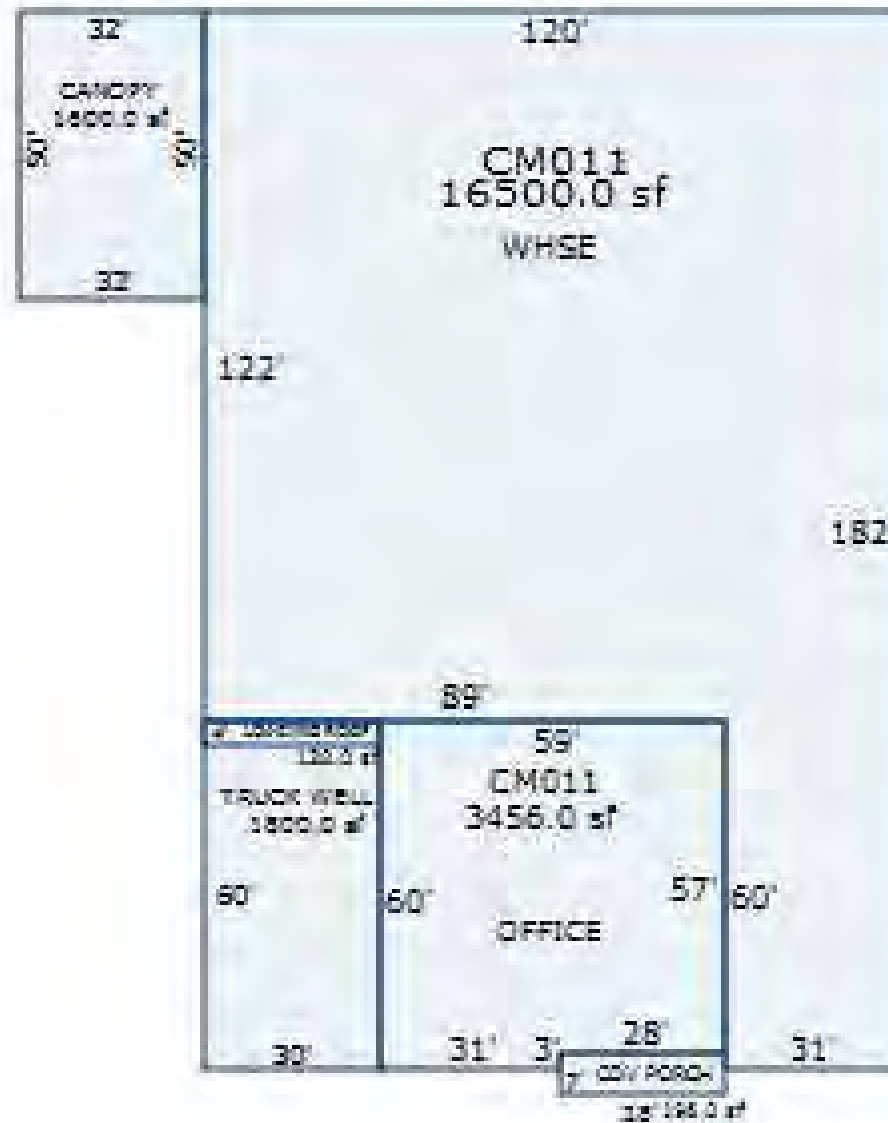
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PROPERTY FLOORPLAN





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**CUSHMAN &
WAKEFIELD**



sage
PARTNERS

±19,626 SF

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FOR MORE INFORMATION, PLEASE CONTACT:

Ryan Gibson

501 230 6639

rgibson@sagepartners.com

Cole Baldwin

501 410 2476

cbaldwin@sagepartners.com

501 716 5511

[sagepartners.com](https://www.sagepartners.com)

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