

**Lease Rate:**

\$6.50/SF, NNN

**Offering Price:**

Contact Broker

**CONTACT US****Andrew Wiechern**

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**FOR SALE/LEASE**

# 4501 61st Street

Little Rock, AR

**For Sale/Lease: Newly Renovated Flex Office/Warehouse with Fenced Yard**

**Features**

- Total building size: 9,254 SF
  - 8,165 SF warehouse
  - 1,089 SF office
- Lease rate: \$6.50/SF, NNN
- Offering price: Contact broker
- Brand new office with four private offices, lobby, breakroom, and 2 restrooms
- Two drive-in doors
- 0.31 acres of fully fenced yard
- Zoned: I-2
- Approximately two miles to access to I-30

**Colliers | Arkansas**  
1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
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## Neighborhood Map



## Industrial Map



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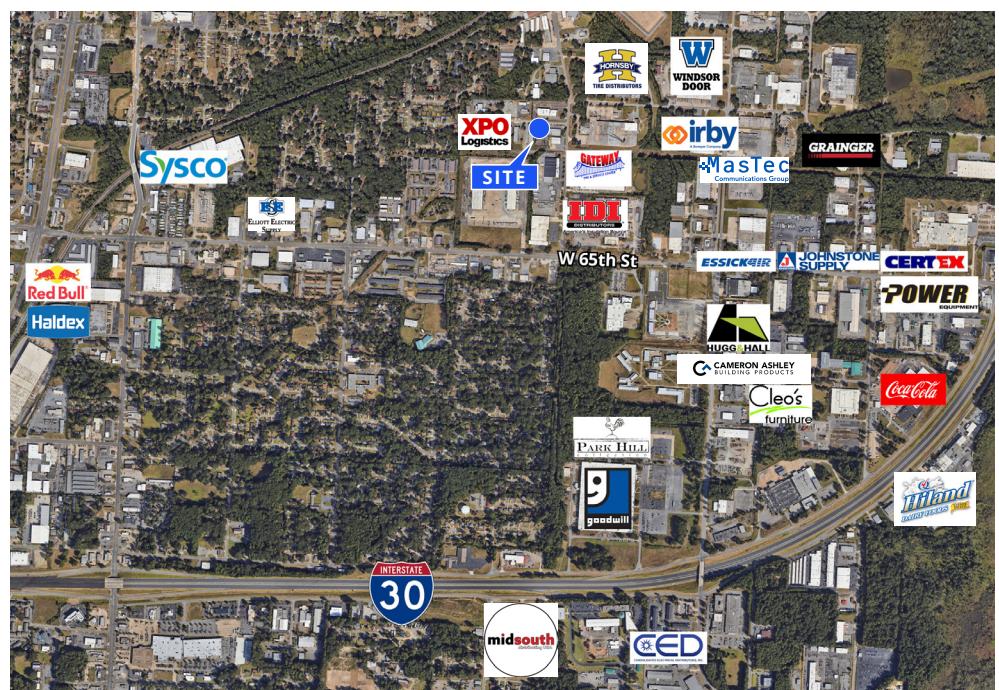
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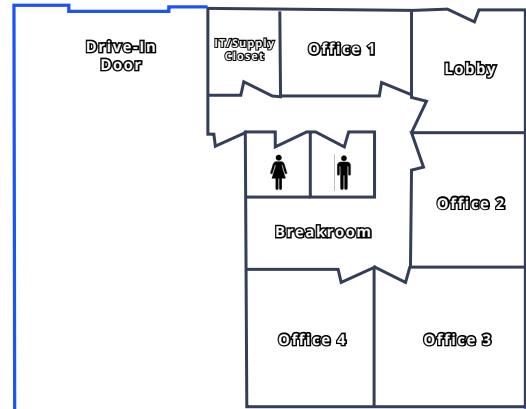
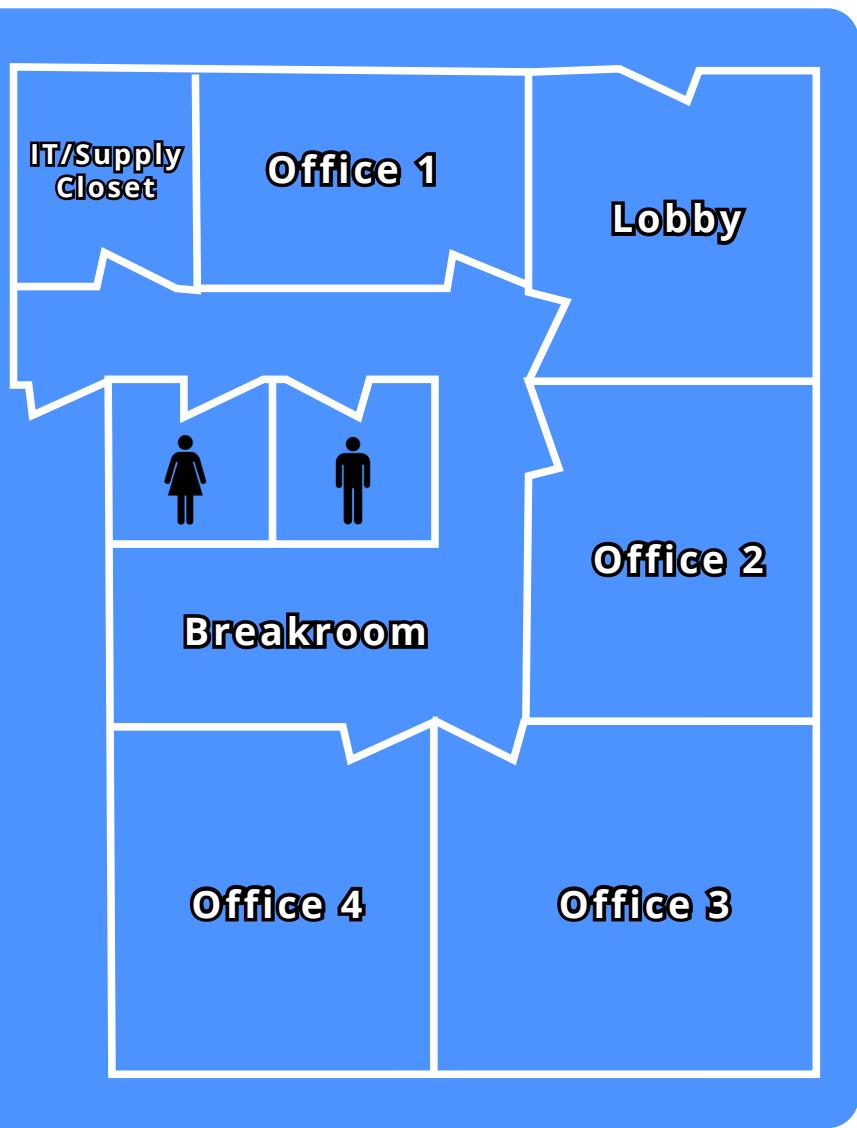
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## Floor Plan



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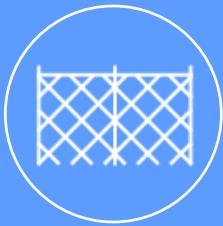
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## Property Aerial



Fully  
Fenced  
Yard

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