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# **FLEX OFFICE/WAREHOUSE AVAILABLE**

## **6112 Patterson Road, Little Rock, AR**



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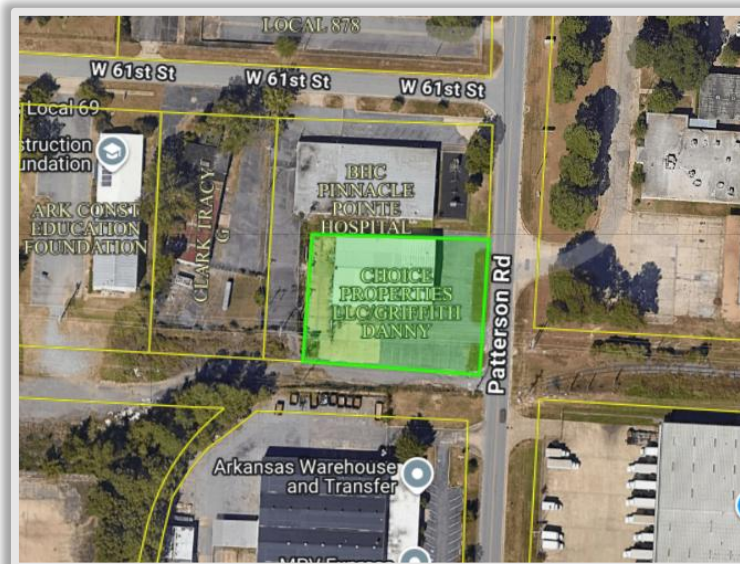
## Property Understanding

### OVERVIEW

Offering & Price	Available   Contact Agent
Address	6112 Patterson Road, Little Rock, AR 72209
Property Type	Flex Office/Warehouse
Building Size	12,160 SF (6,400 SF office   5,760 SF warehouse)
Year Built/Renovated	1965/2025
Lot Size	±0.72 Acres
Zoning	I-2 (Light Industrial District)

### PROPERTY HIGHLIGHTS

- **Flexible Office/Warehouse Configuration:** Ideal for businesses requiring combined administrative and operational space.
- **I-2 Industrial Zoning:** Supports a broad range of light industrial, distribution, warehouse, and service-oriented uses.
- **Two Loading Points:** Features one drive-in door and one dock-high door to accommodate diverse logistics needs.
- **Updated Office Interiors:** Includes new paint, flooring, and lighting, delivering a modern, move-in-ready professional environment.
- **Upgraded Warehouse Lighting:** Updates throughout for improved visibility and operational efficiency.
- **18 On-Site Surface Parking Spaces:** Provides convenience for employees and visitors.
- **Proximity to I-30 (±1.5 miles):** Enables seamless regional connectivity for workforce, customers, and distribution routes.
- **Dense Southwest Little Rock Industrial Corridor:** Surrounded by established industrial users and service providers.
- **High Traffic Exposure:** Near I-30, Little Rock's most heavily traveled roadway with 108,000+ VPD, enhancing logistical advantages.
- **Limited Competitive Supply:** Lack of nearby like-kind properties creates a strategic opportunity for industrial users seeking office/warehouse space.



## Capital Expenditures

### Interior Upgrades

- Replaced all office ceiling tiles for a refreshed, uniform appearance
- Converted all office lighting to energy-efficient LED fluorescent bulbs
- Installed new interior entrance doors for improved aesthetics and functionality
- Replaced the lower-level office flooring
- Installed a durable epoxy floor throughout the upstairs offices
- Added a new bathroom within the shop area

### Building & Structural Enhancements

- Replaced siding on the west and south elevations, including new insulation to improve energy efficiency and exterior appearance
- Upgraded electrical service and brought all electrical feeds up to current code

### Warehouse / Shop Improvements

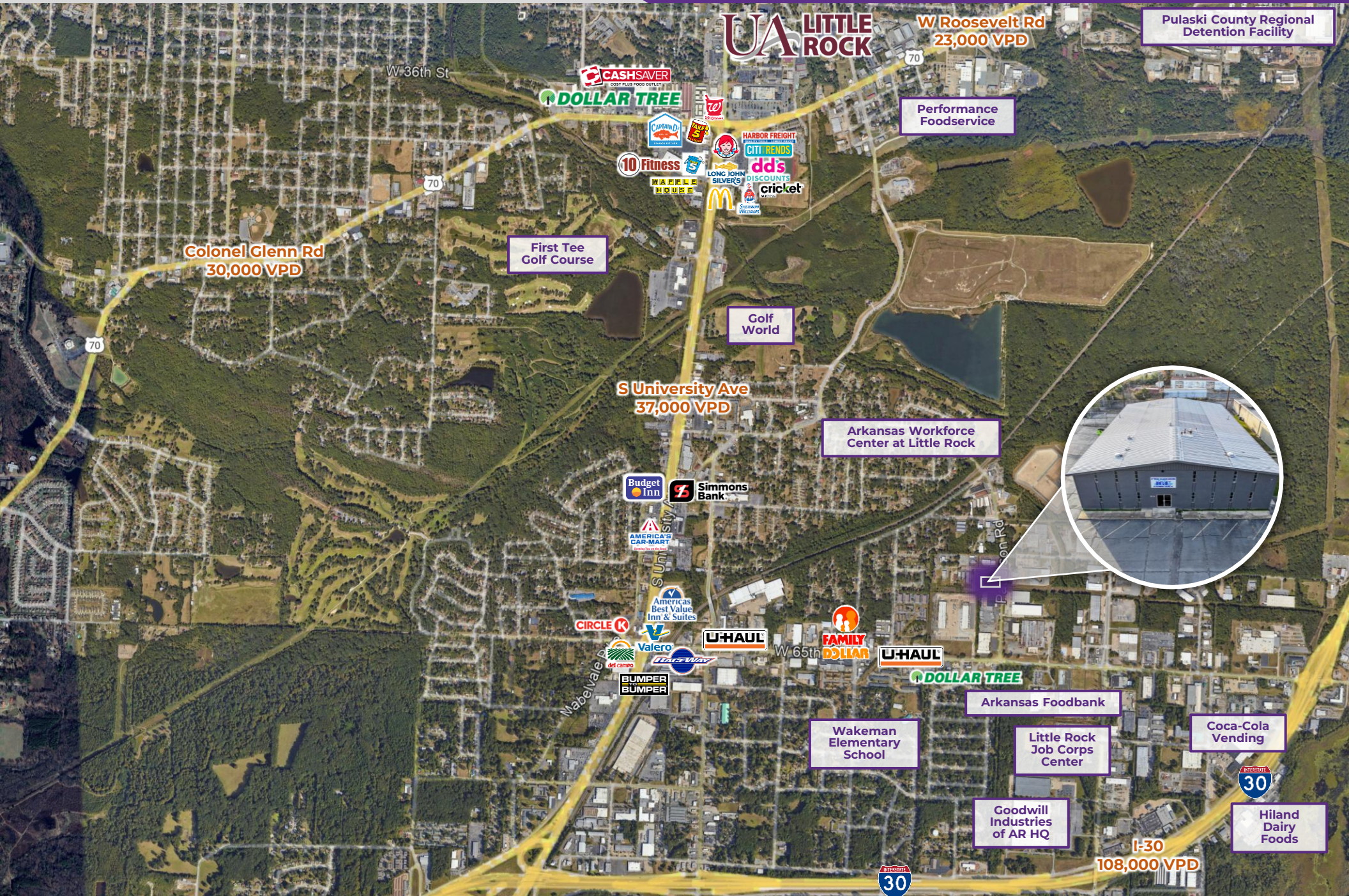
- Installed all-new LED fixtures and lighting throughout the shop
- Replaced both shop garage doors with commercial-grade units:
  - 10' x 10' manual door
  - 12' x 12' remote-operated door

### Exterior & Site Improvements

- Installed a remote-operated security gate
- Added new LED exterior lighting at the front, side, and rear of the building for safety and visibility









## LOOKING SOUTH







[Click to View All Drone Photos](#)





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## Little Rock, Arkansas



Little Rock, the capital and largest city in Arkansas, has emerged as one of the region's most strategically positioned industrial hubs. With 40% of the nation's population and buying power located within a 550-mile radius, the metro offers unmatched access for companies focused on distribution, logistics, and supply chain efficiency.

The city's industrial strength is fueled by its multimodal infrastructure. Immediate connectivity to I-30, I-40, I-530, and I-630 enables rapid regional reach, while Union Pacific rail service, the Port of Little Rock—both a Foreign Trade Zone and Opportunity Zone—and proximity to Clinton National Airport create a powerful transportation ecosystem for warehouse, manufacturing, and freight users. This network has accelerated the growth of modern industrial parks, last-mile distribution centers, and flex office/warehouse facilities across Central Arkansas.

Major national and global users—including Amazon, Welspun Tubular, Union Pacific, Hewlett Packard Enterprise, Trex Company, Big River Steel/US Steel, Dassault Falcon Jet, and FedEx and UPS distribution operations—have established significant footprints in the market. Their presence has reinforced Little Rock's reputation as a reliable base for production, distribution, and logistics-driven operations.

Coupled with competitive business costs, a pro-growth regulatory climate, and strong workforce development pipelines, Little Rock offers companies the operational advantages needed to scale efficiently. As investment continues in industrial infrastructure and e-commerce supply chains, demand for warehouse and flex industrial space is rising, positioning Little Rock as a high-growth, high-opportunity industrial market for both occupiers and investors.

## DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	42,625	109,488	296,407
<b>Households</b>	15,800	46,276	127,762
<b>Average Age</b>	36.8	38.8	39.6
<b>Average Household Income</b>	\$53,295	\$71,973	\$89,771
<b>Businesses</b>	1,220	6,239	12,091

*\*Demographic details based on property location*



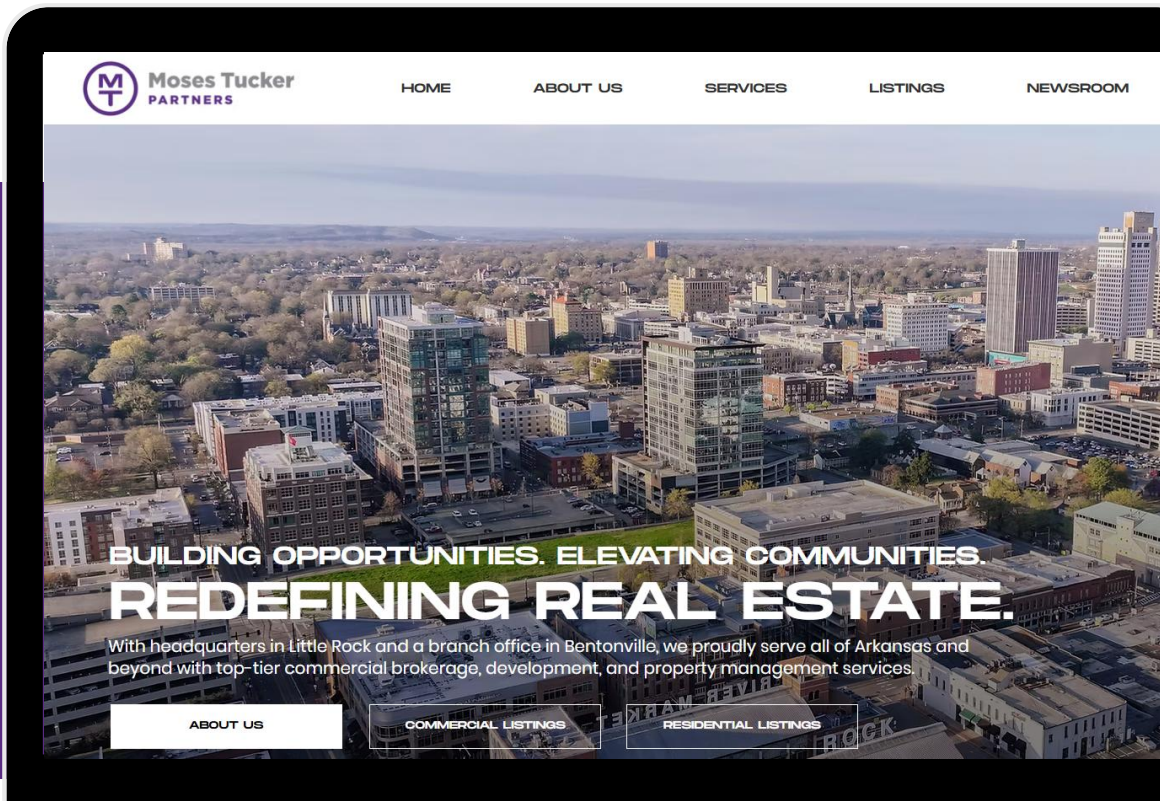
# CONNECT

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