

For Sale

INDUSTRIAL BUILDING

6005 Scott Hamilton Drive
Little Rock, AR



Moses Tucker
PARTNERS

501.376.6555 | mosestucker.com



Fletcher Hanson
Principal, Executive Vice President & Principal Broker
501.952.4975
fhanson@mosestucker.com

Clint Bailey
Brokerage Associate
501.358.8280
cbailey@mosestucker.com

Offering Summary

SALES PRICE:	\$3,650,000
BUILDING SIZE:	±55,837 SF
WAREHOUSE SIZE:	±51,090 SF
OFFICE SIZE:	±4,847 SF
LOT SIZE:	±4.24 Acres
YEAR BUILT:	1961
ZONING:	I-2

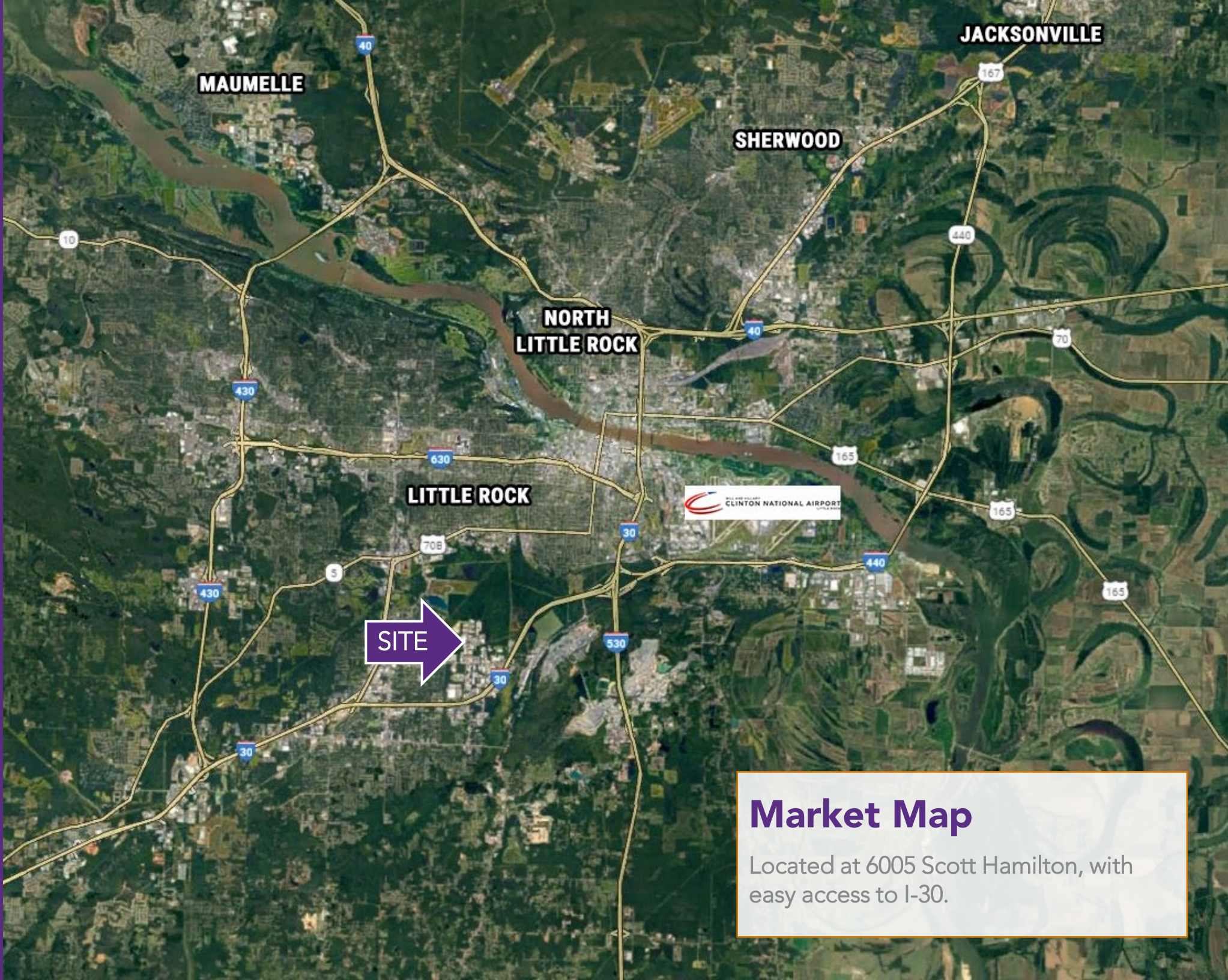
Property Highlights

- Bonded U.S. Customs Warehouse that is an approved Level II SQF Food Grade Warehouse
- 3 phase; 300 to 600 Amp Power
- Block/Brick construction with skylights provided natural interior lighting and all warehouse lighting converted to LED within the last 3 years
- New roof over the office space in 2023
- New HVAC in office area in 2023
- 16' ceiling height under beam and 18' to deck
- 30' x 30' column spacing
- Fully sprinkled
- 3 dock high doors with bumpers and manual levelers
- 1 ground level drive-in door
- Fenced yard area
- Easy access to I-30
- Seller will consider a sale-leaseback under terms to be negotiated per separate agreement



PROPERTY PHOTOS





MAUMELLE

JACKSONVILLE

SHERWOOD

**NORTH
LITTLE ROCK**

LITTLE ROCK

CLINTON NATIONAL AIRPORT



Market Map

Located at 6005 Scott Hamilton, with easy access to I-30.

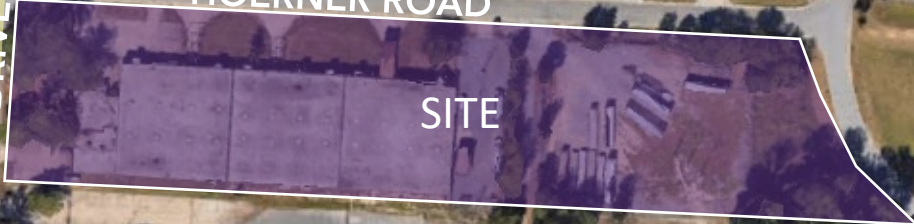


**WINDSOR
DOOR**



HOERNER ROAD

SCOTT HAMILTON DRIVE



SITE



OLDHAM
Chemicals Company, Inc.



Aerial Map

Located at 6005 Scott Hamilton, with easy access to I-30.

MARKET OVERVIEW

The Little Rock-North Little Rock-Conway Metropolitan Statistical Area, is the most populous metro in the US State of Arkansas. With an estimated 2022 population of over 757,945, it is the most populated area in Arkansas. Often considered “Where America Comes Together,” as 40% of the nation’s population and buying power is within a 550-mile radius of the city. The nation’s most heavily traveled Interstate, I-40, also runs through Little Rock. Little Rock is the state's capital, and the city is also home to two Fortune 500 companies, Arkansas Children's Hospital, and University of Arkansas for Medical Sciences (UAMS). The city is also a center for several major industries including advanced manufacturing, aerospace, agriculture, banking and finance, education, government, healthcare, and technology. With a variety of business sectors, Little Rock has been recognized as a Forbes Top 200 “Best Places for Business and Careers.”



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	39,920	107,574	293,502
HOUSEHOLDS	14,329	45,519	126,806
AVERAGE AGE	36.8	38.5	39.4
AVERAGE HH INCOME	\$46,019	\$60,737	\$75,744
BUSINESSES	1,170	6,053	12,291
EMPLOYEES	17,859	108,231	188,554

Demographics

Based On 10 Mile Radius Around The Property

293,502

Population

126,806

2023 Households

39.4

Average Age (2023)

\$75,744

Average Household Income

12,291

Businesses (2023)





Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave

Suite 300

Little Rock, AR 72201

501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd

Suite 123

Bentonville, AR 72712

479.271.6118

FOR MORE INFORMATION CONTACT:

Fletcher Hanson

Principal, Executive Vice President & Principal Broker

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DISCLAIMER

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