



## 65th St & Scott Hamilton Dr

3801 W 65th St, Little Rock, AR 72209



**Mandie Hodges**

ADANI Management

3801 W 65th St, Little Rock, AR 72209

[contact@adanimanagement.com](mailto:contact@adanimanagement.com)

(501) 410-3809 x1



# 65th St & Scott Hamilton Dr

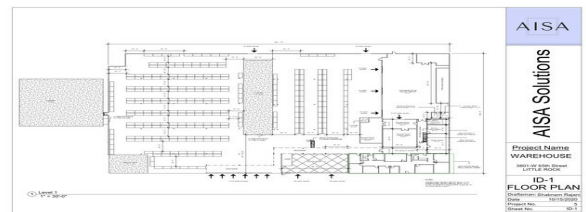
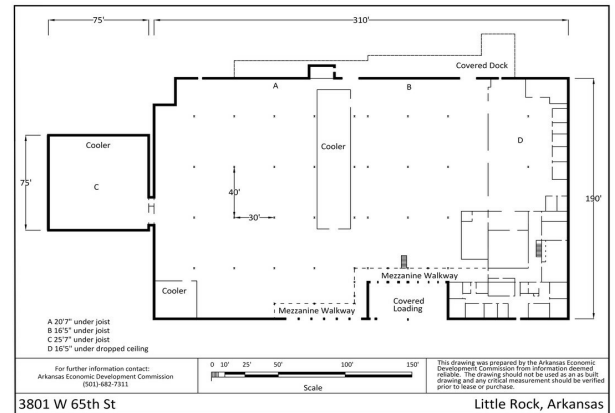
\$5.25 /SF/YR

For tenants in need of a cold storage, production, and showroom facility with office space for administrative functions and 3-phase power, look no further than 3801 W 65th Street.

This multifaceted facility spans approximately 64,000 square feet on a 4.29-acre lot that has been fenced and gated.

- 3801 W 65th Street is a 64,525-SF, move-in-ready HQ, production, cold storage & showroom facility on a 4.29-acre fenced, gated lot with 3-phase power.
- Featuring pristine office space, a showroom area, outdoor storage, a mezzanine, ramped drive-in bays, loading docks, and 40' by 30' column spacing.
- Superior connectivity: 2 minutes from I-30, 5 minutes from I-530, 6 minutes from I-630, 7 minutes from University Drive, and 9 minutes from I-40.
- Leverage broad accessibility: Within a 15-minute drive of Downtown Little Rock, Camp Robinson, Little Rock Airport, and Union Pacific's rail terminal.

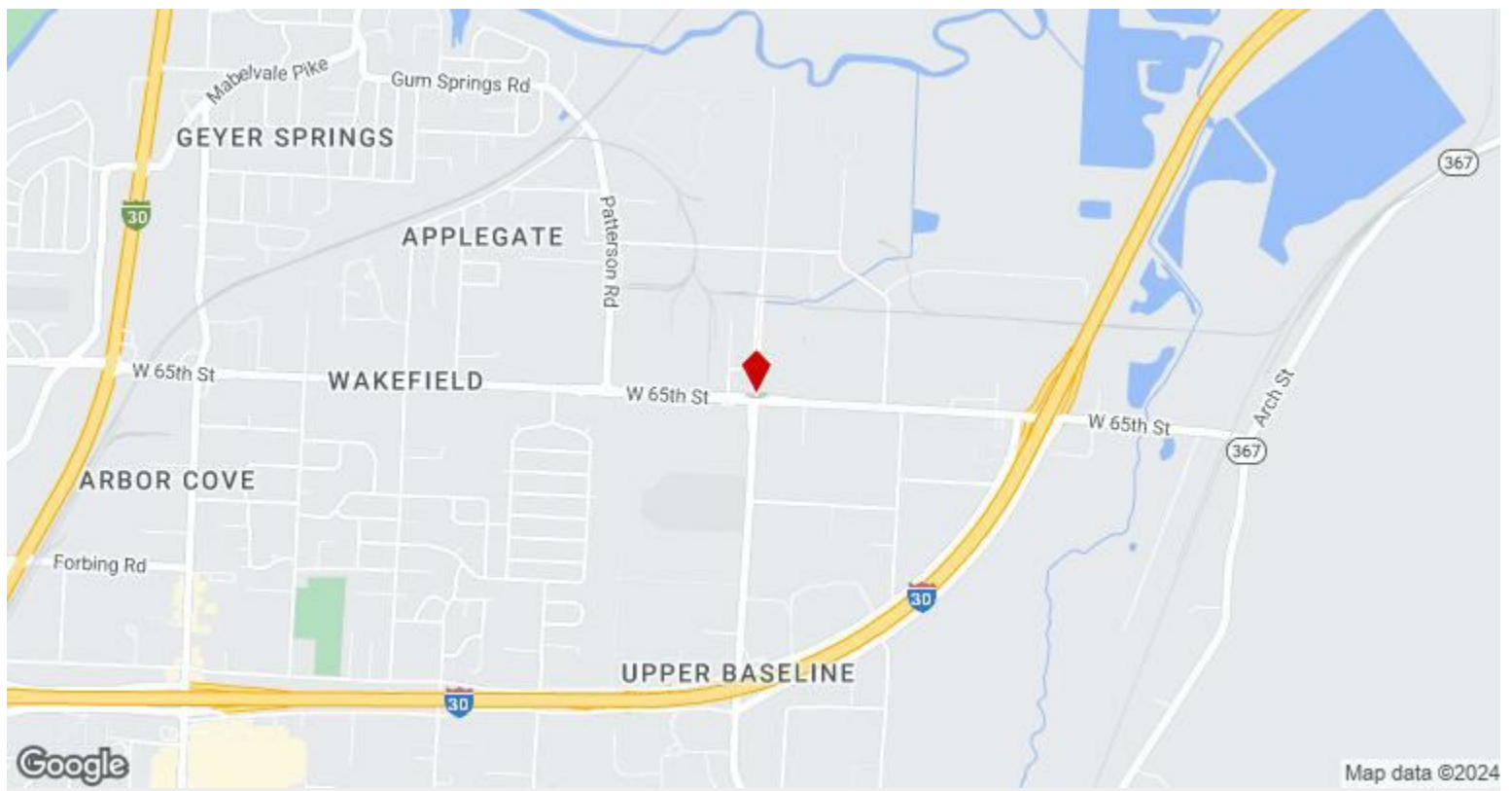
Rental Rate:	\$5.25 /SF/YR
Property Type:	Industrial
Property Subtype:	Refrigeration/Cold Storage
Rentable Building Area:	64,525 SF
Year Built:	1959
Rental Rate Mo:	\$0.44 /SF/MO



## 1st Floor

Space Available	64,525 SF
Rental Rate	\$5.25 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	3,500 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

The exterior freezer to the east is 75 feet by 75 feet with a clearance height of 26 feet and 10 inches. The interior freezer is 26 feet by 118 feet with a clearance of 16 feet. The medium-temperature freezer is 35 feet by 29 feet with a clearance height of 20 feet. The western side of the property houses plenty of private executive and supervisor offices, conference rooms, and bullpens, as well as a packaging, production, or showroom area. These dexterous capabilities, combined with an excellent location, are part of the reason Amazon used this facility before completing its own in the area, underpinning the quality of 3801 W 65th Street.



## 65th St & Scott Hamilton Dr, Little Rock, AR 72209

For tenants in need of a cold storage, production, and showroom facility with office space for administrative functions and 3-phase power, look no further than 3801 W 65th Street. This multifaceted facility spans approximately 64,000 square feet on a 4.29-acre lot that has been fenced and gated. The warehouse has column spacing of 40 feet by 30 feet, a maximum clear height of 20 feet and 7 inches, a mezzanine walkway, racking, and covered loading areas. Loading capabilities include eight exterior loading docks, one exterior ramped drive-in bay, one interior ramped drive-in bay, and three interior loading docks with levelers. The exterior freezer to the east is 75 feet by 75 feet with a clearance height of 26 feet, 10 inches. The interior freezer is 26 feet by 118 feet with a clearance of 16 feet. The medium temp is 35 feet by 29 feet with a clearance height of 20 feet. The western side of the property houses plenty of private exec and supervisor offices, conference rooms, and bullpens, as well as a packaging, production, or showroom area. These versatile capabilities, combined with an excellent location, are part of the reason Amazon used this facility before completing its own in the area, underpinning the quality of 3801 W 65th Street. Located just less than 1 mile from Interstate 30, 3801 W 65th Street boasts a highly connected position while maintaining proximity to the heart of Little Rock. Downtown and the city's main medical centers are prime cold storage clients. Discover multimodal transportation options, including Bill and Hillary Clinton National Airport and a large rail service presence by Union Pacific. Several major interstates intersect in Little Rock and lead to critical multi-state destinations. Transporters can reach Memphis, Kansas City, Springfield, St. Louis, Shreveport, Dallas, Fort Worth, Nashville, and Oklahoma City within six hours. Take advantage of this excellent connectivity from a highly equipped facility by leasing 3801 W 65th Street today. Get in touch.

# Property Photos



Front Exterior

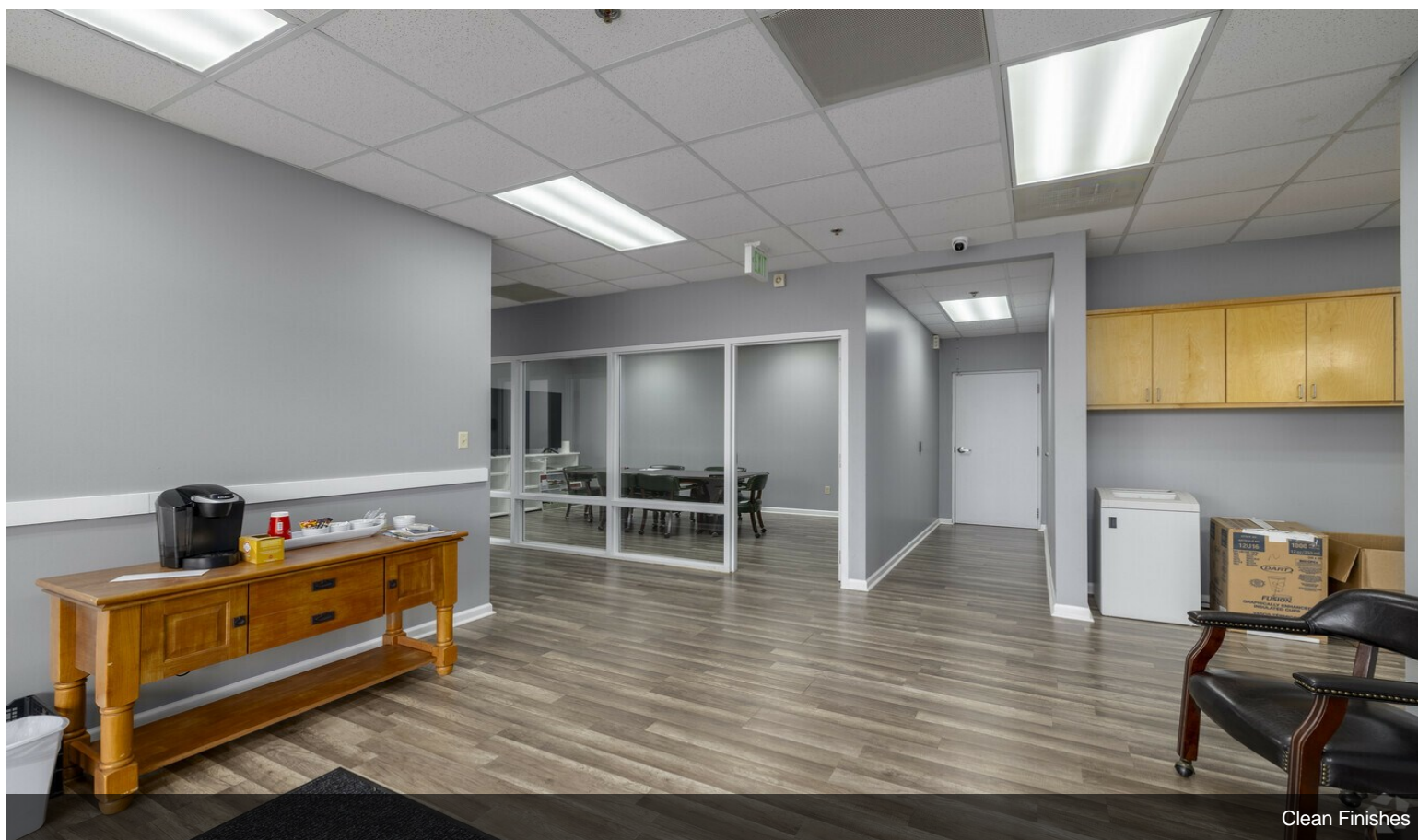


Main Entrance

# Property Photos

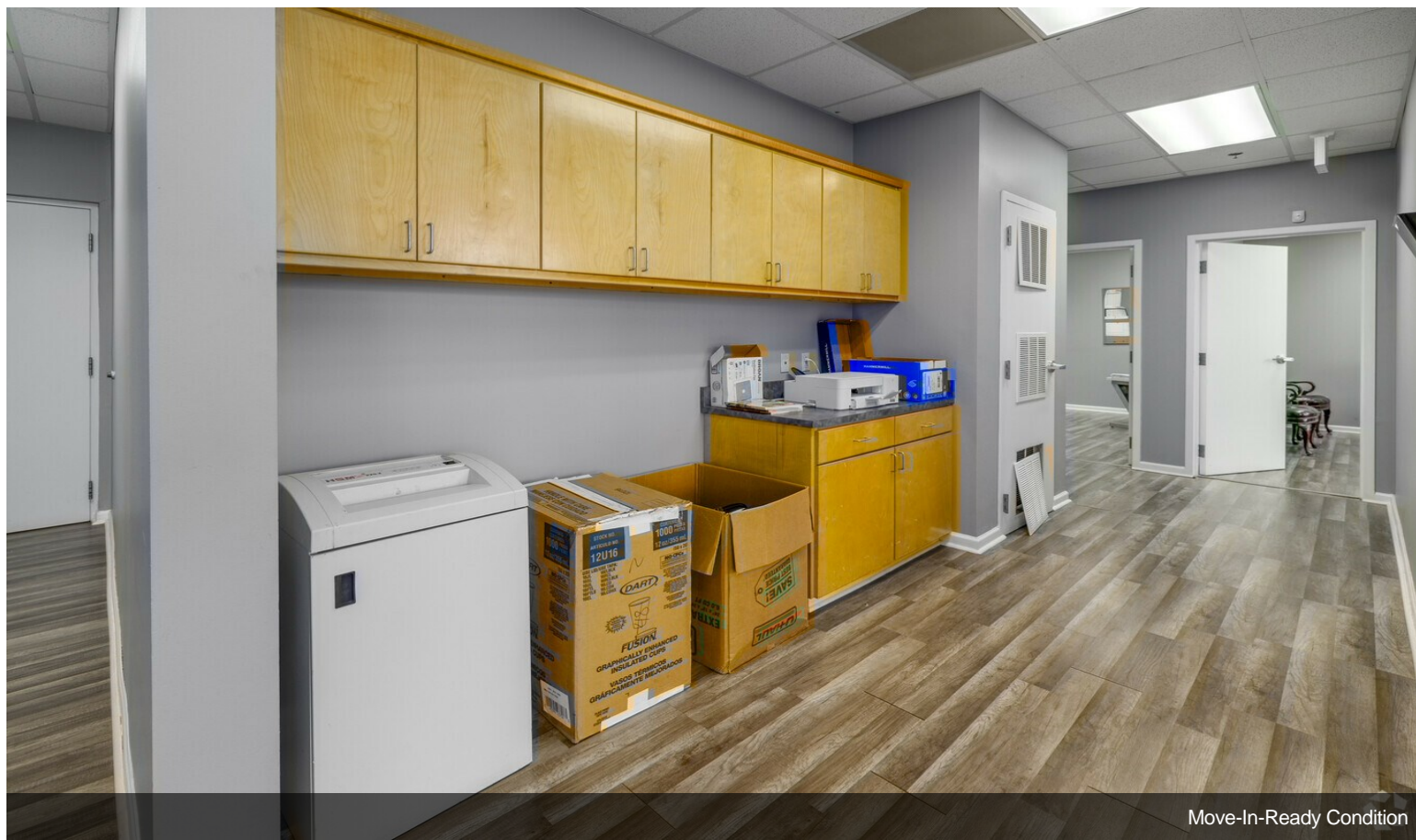


Office Lobby

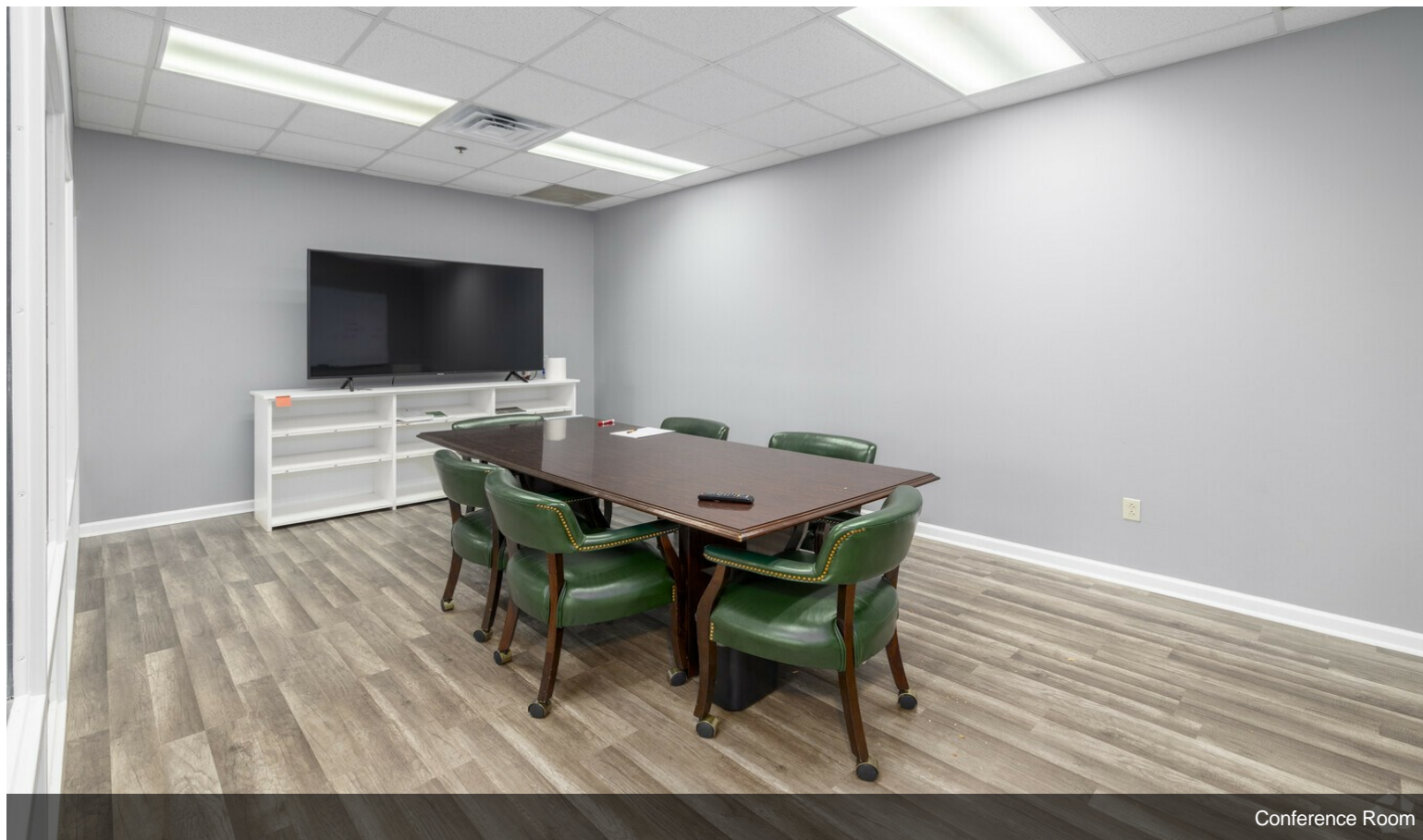


Clean Finishes

# Property Photos

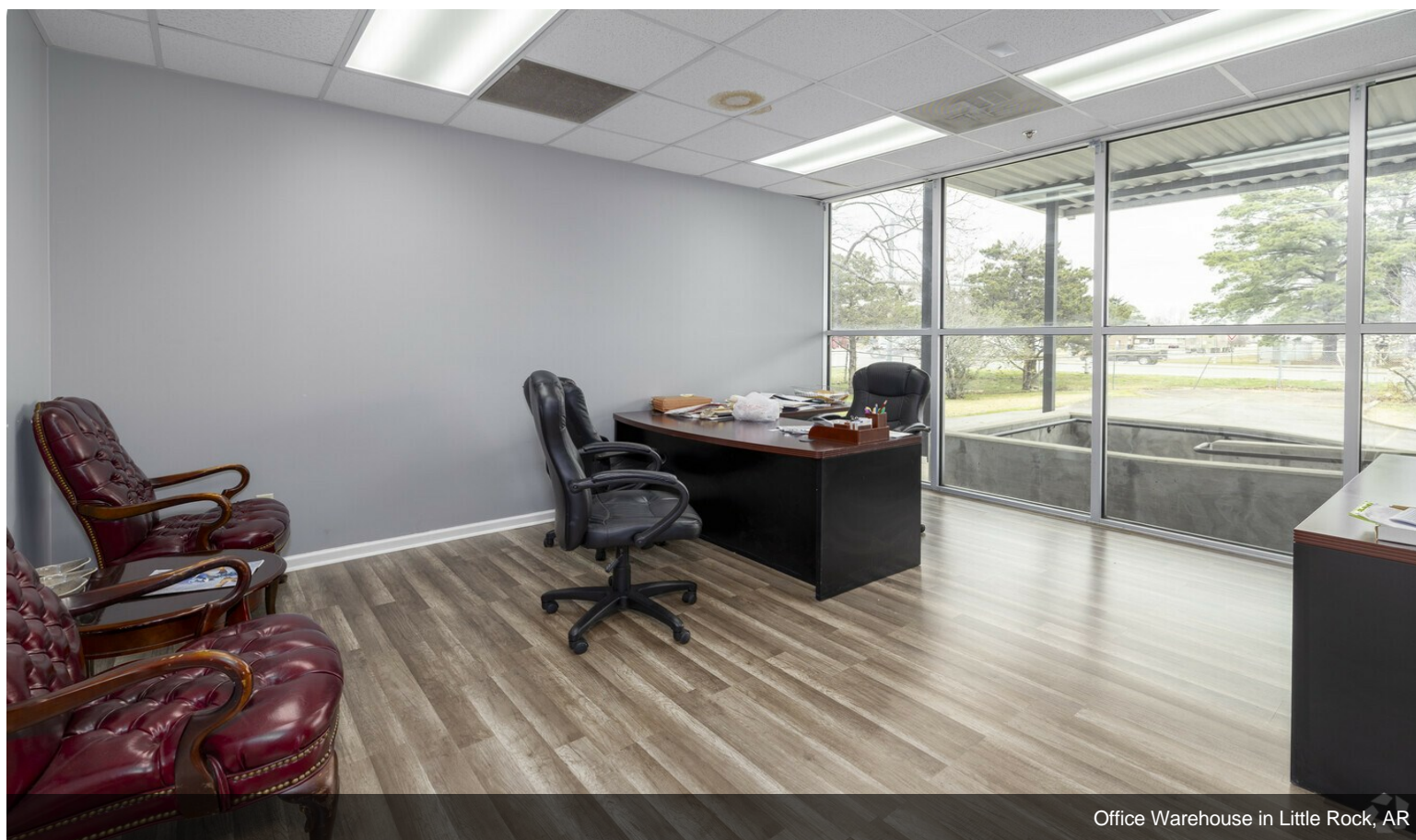
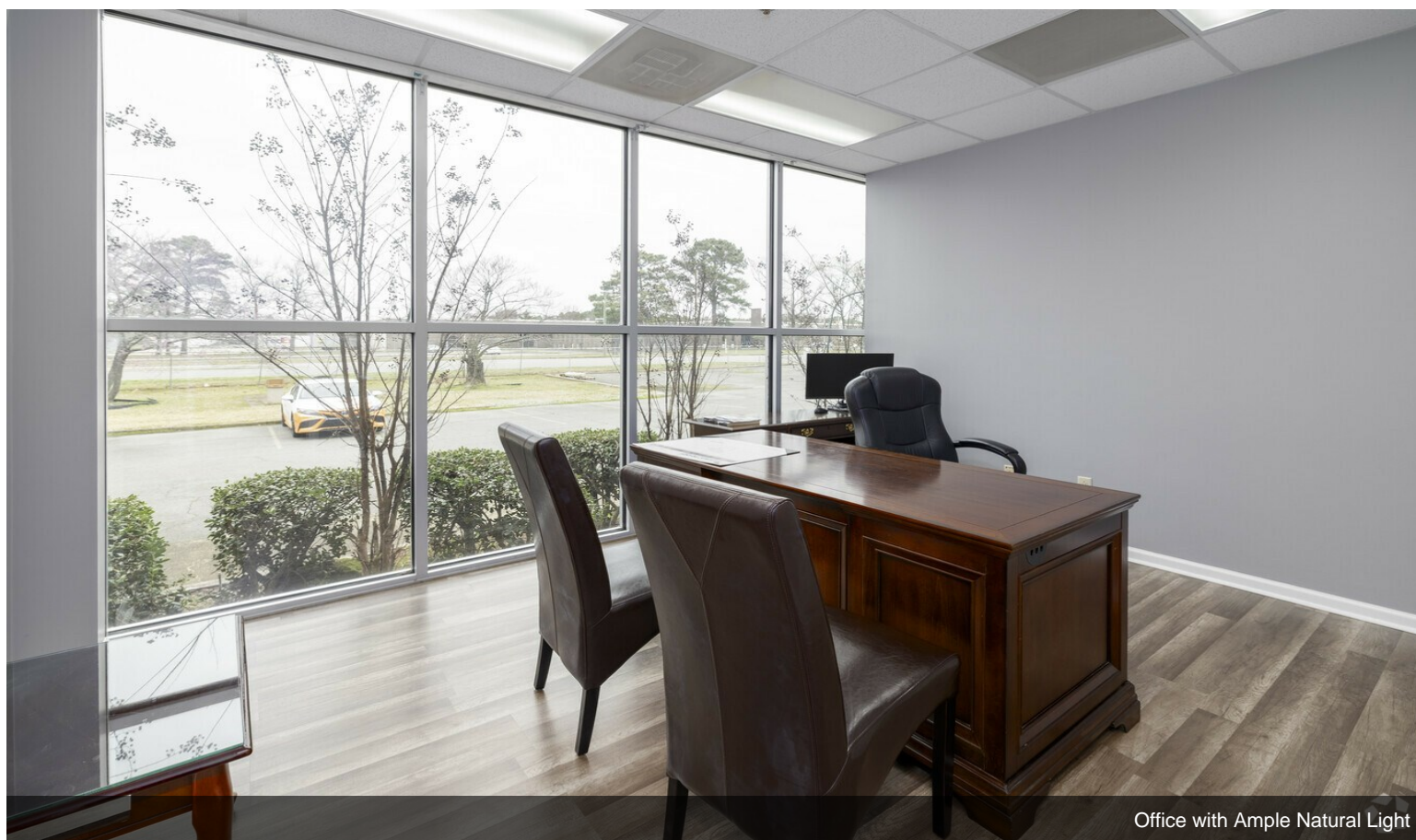


Move-In-Ready Condition



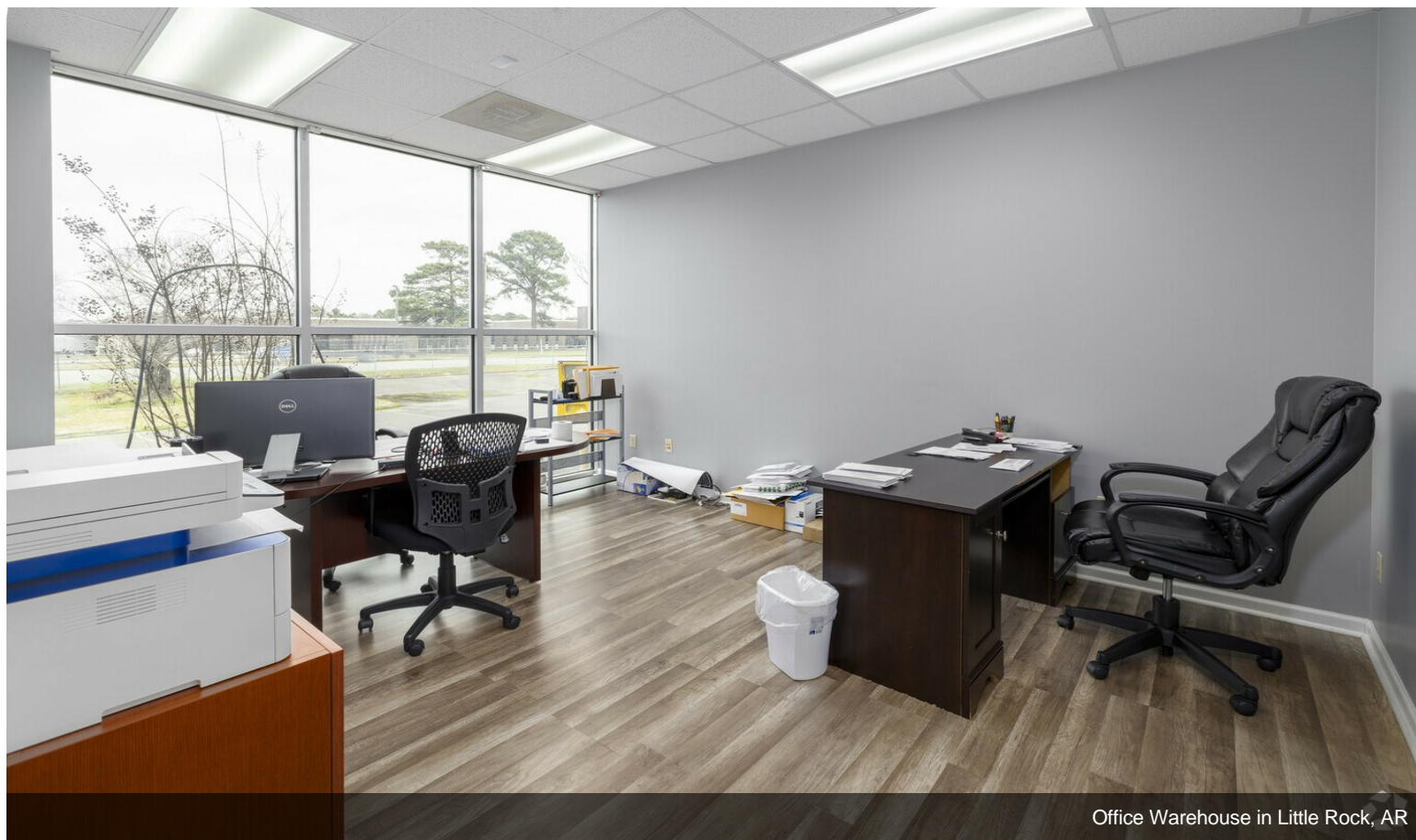
Conference Room

## Property Photos

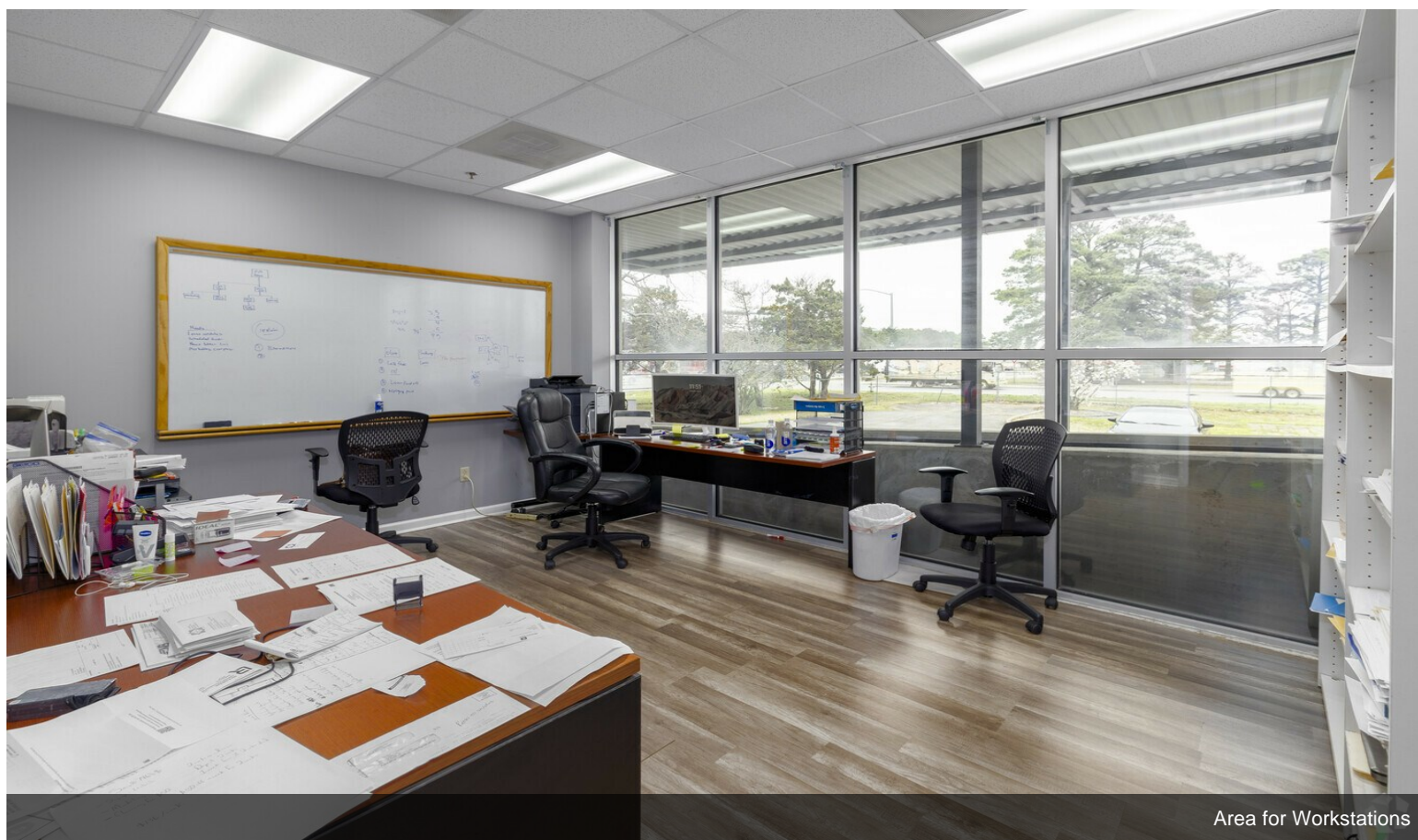




# Property Photos

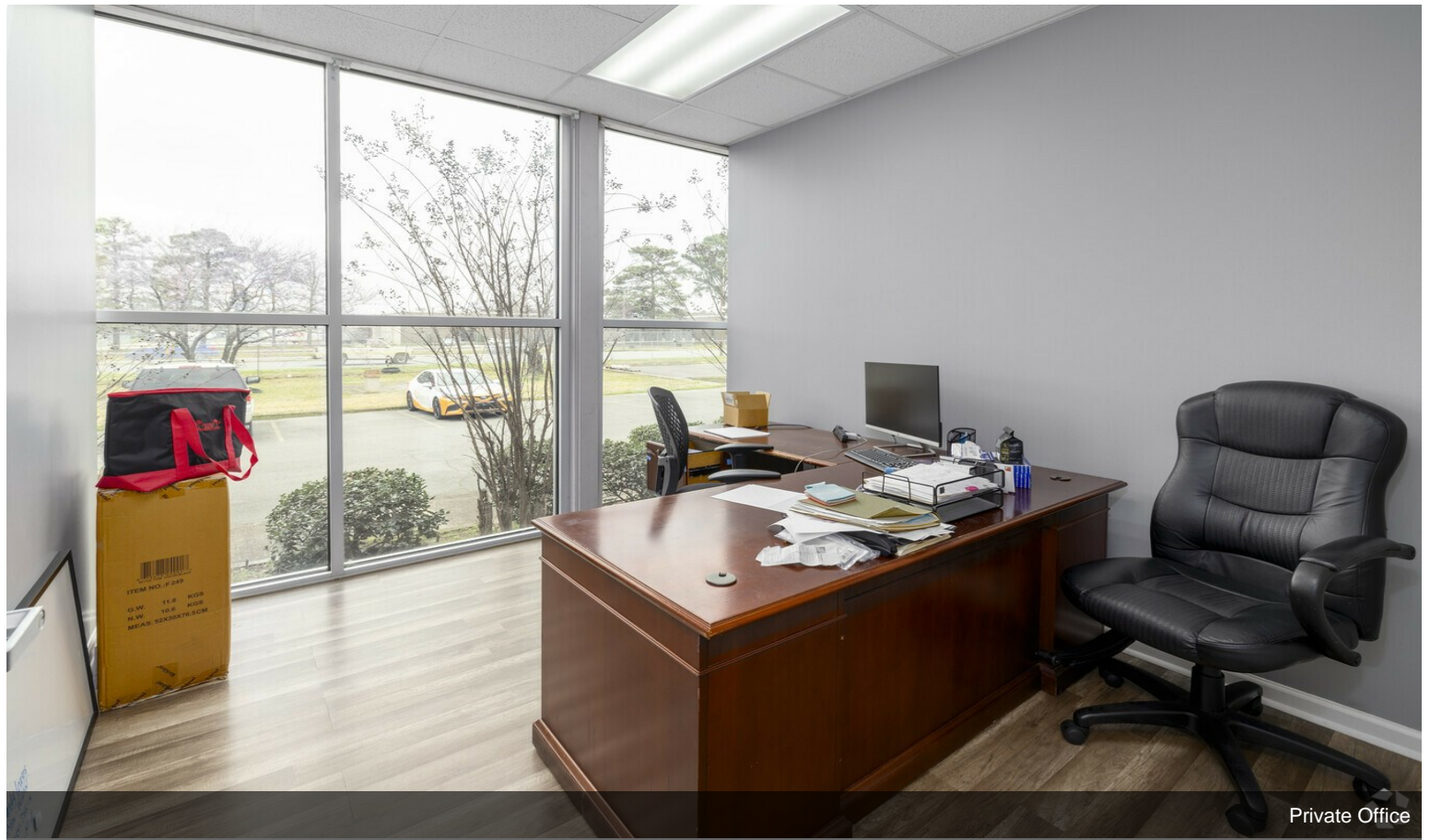


Office Warehouse in Little Rock, AR



Area for Workstations

# Property Photos

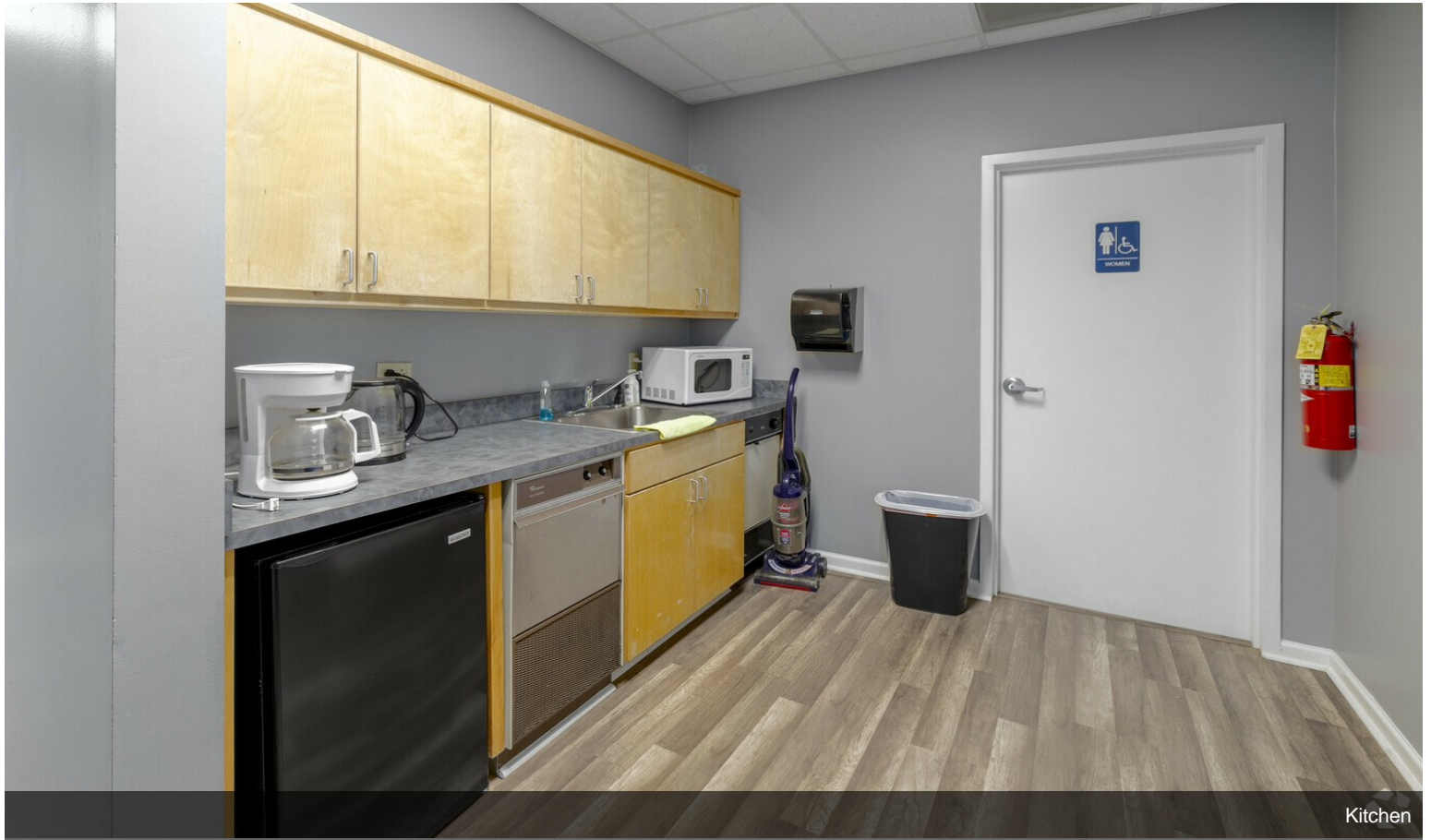


Private Office

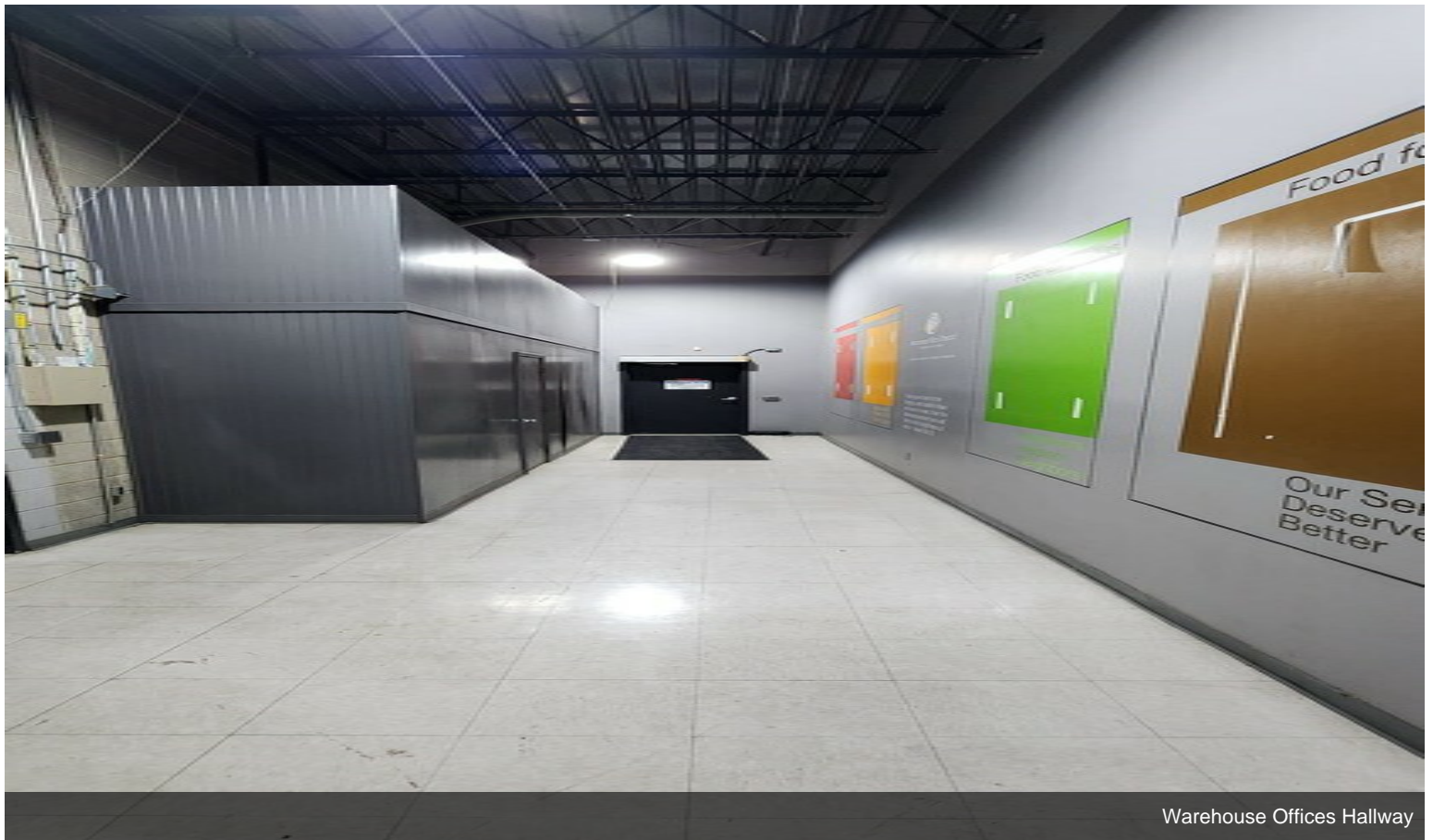


Kitchen

# Property Photos

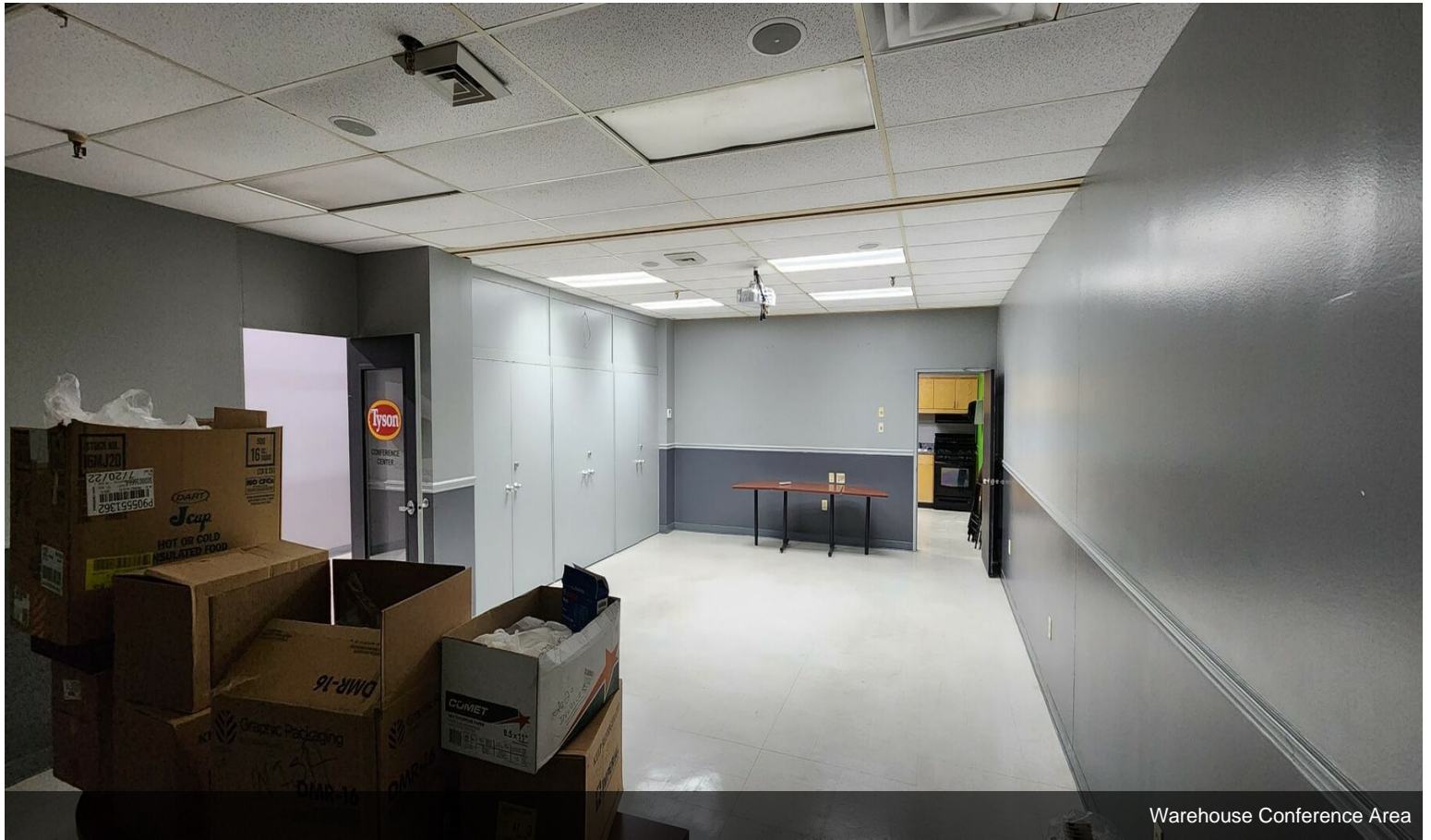


Kitchen

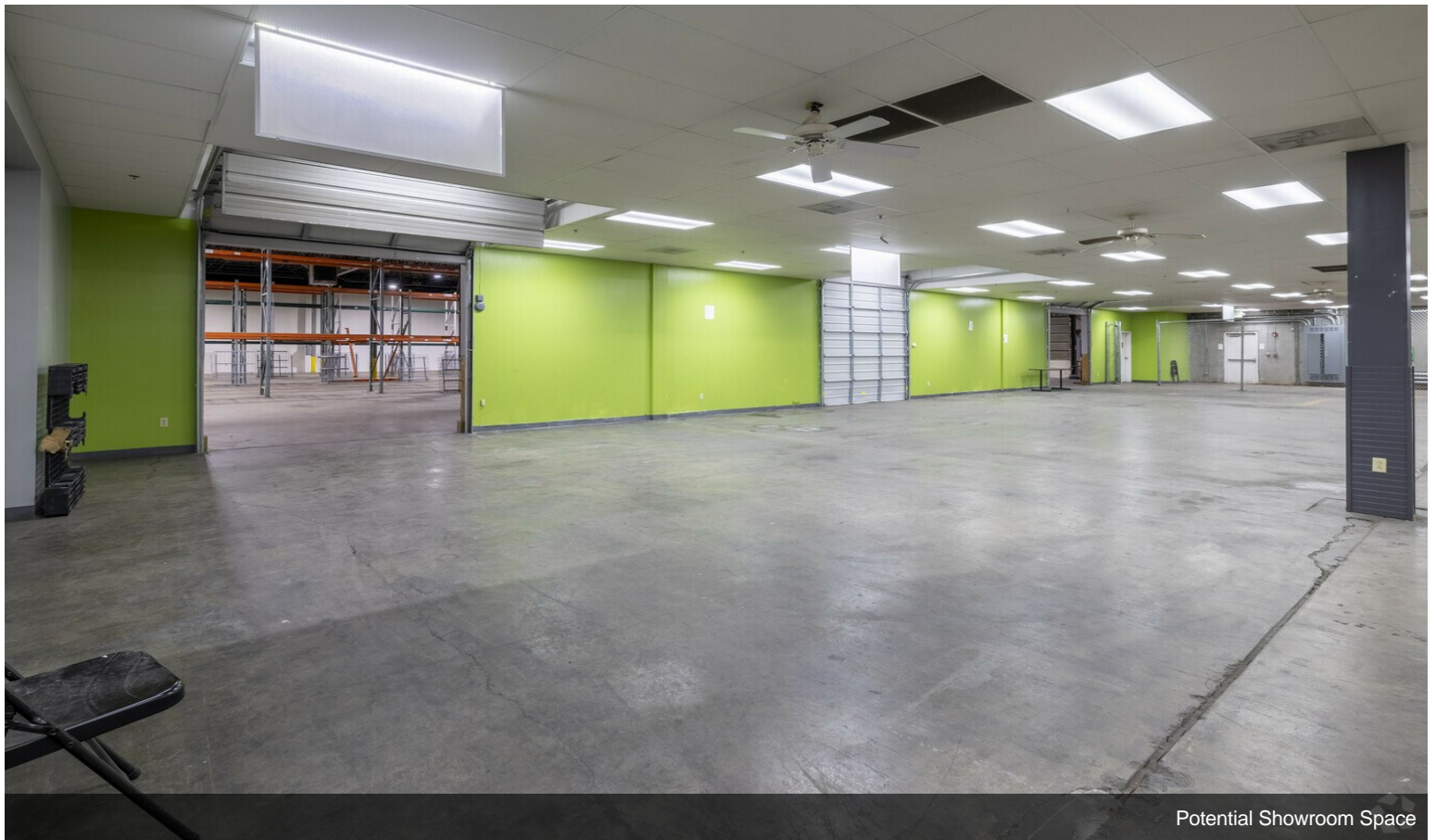


Warehouse Offices Hallway

# Property Photos



Warehouse Conference Area

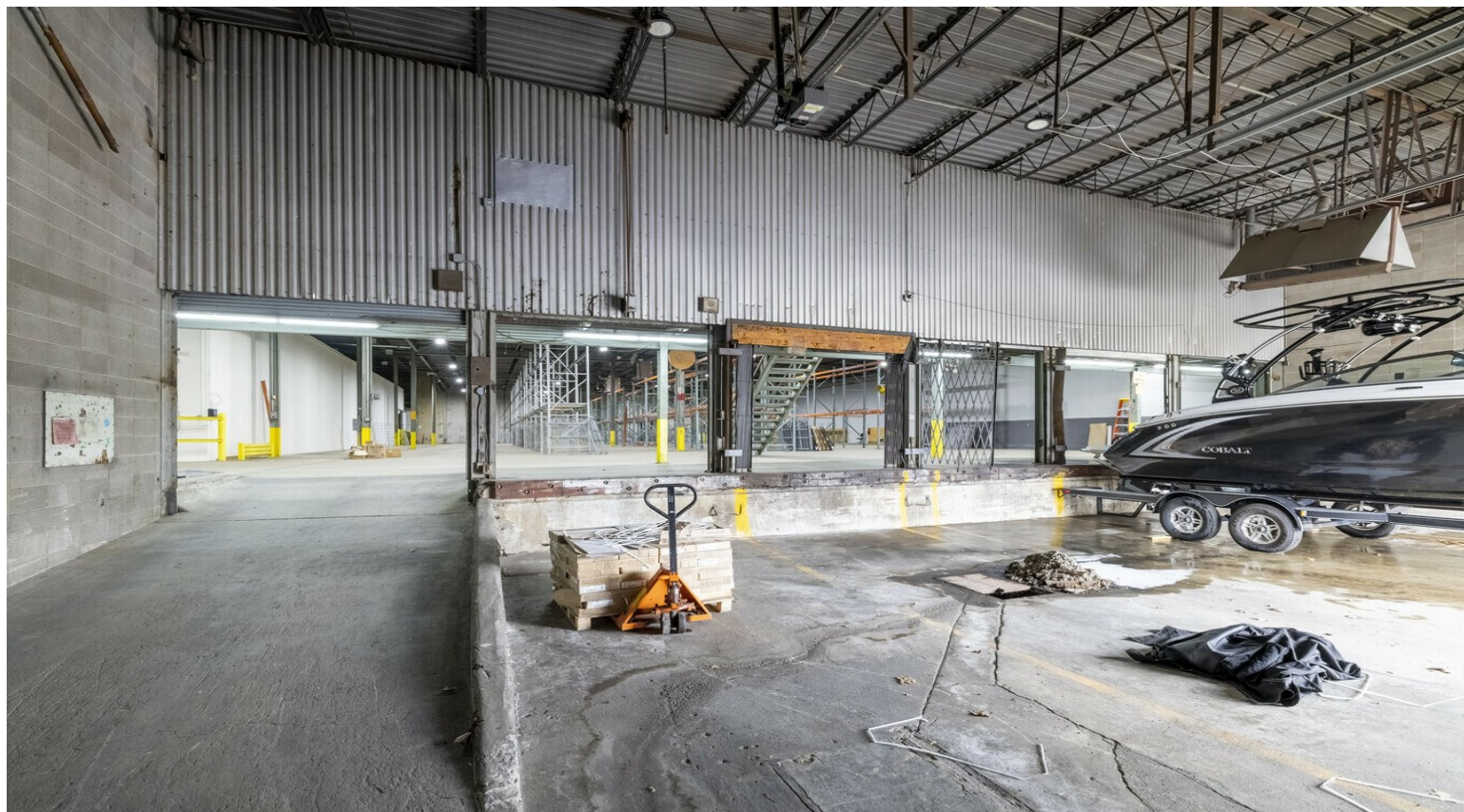


Potential Showroom Space

# Property Photos

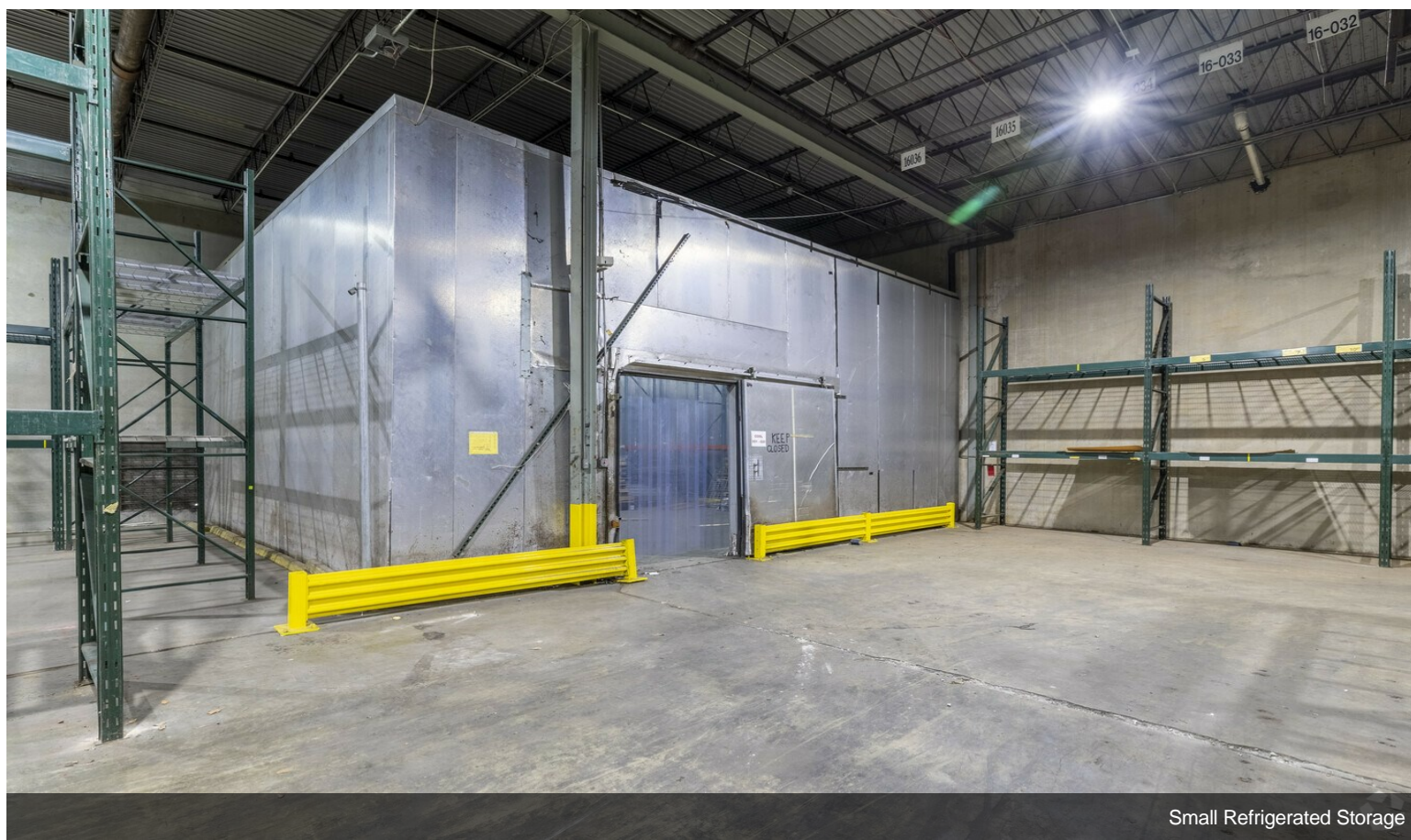


Supervisor Offices & Packing/Production/Showroom

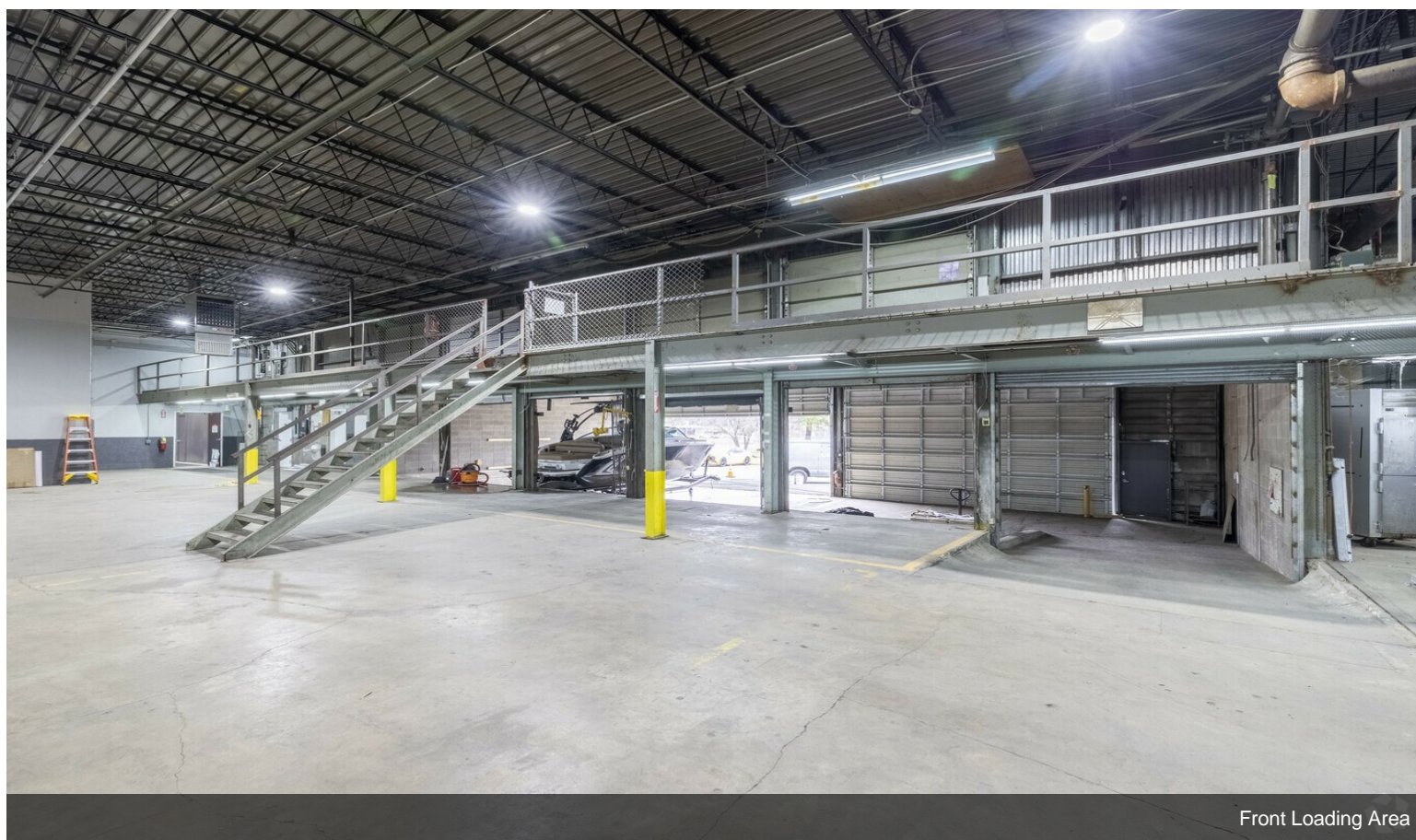


Front Loading Area

# Property Photos



Small Refrigerated Storage



Front Loading Area

# Property Photos



Large Refrigerated Storage

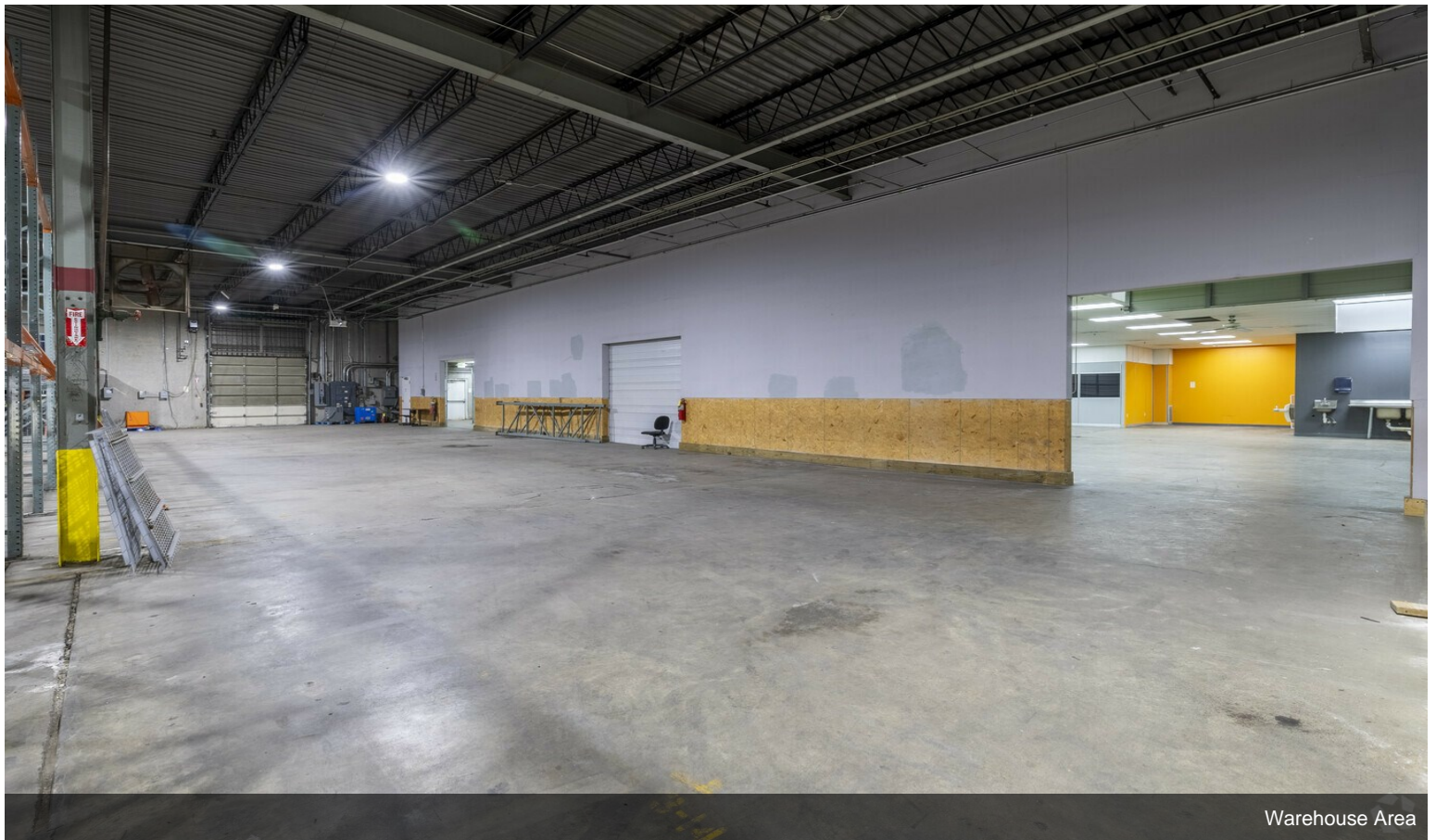


Rear Storage

# Property Photos



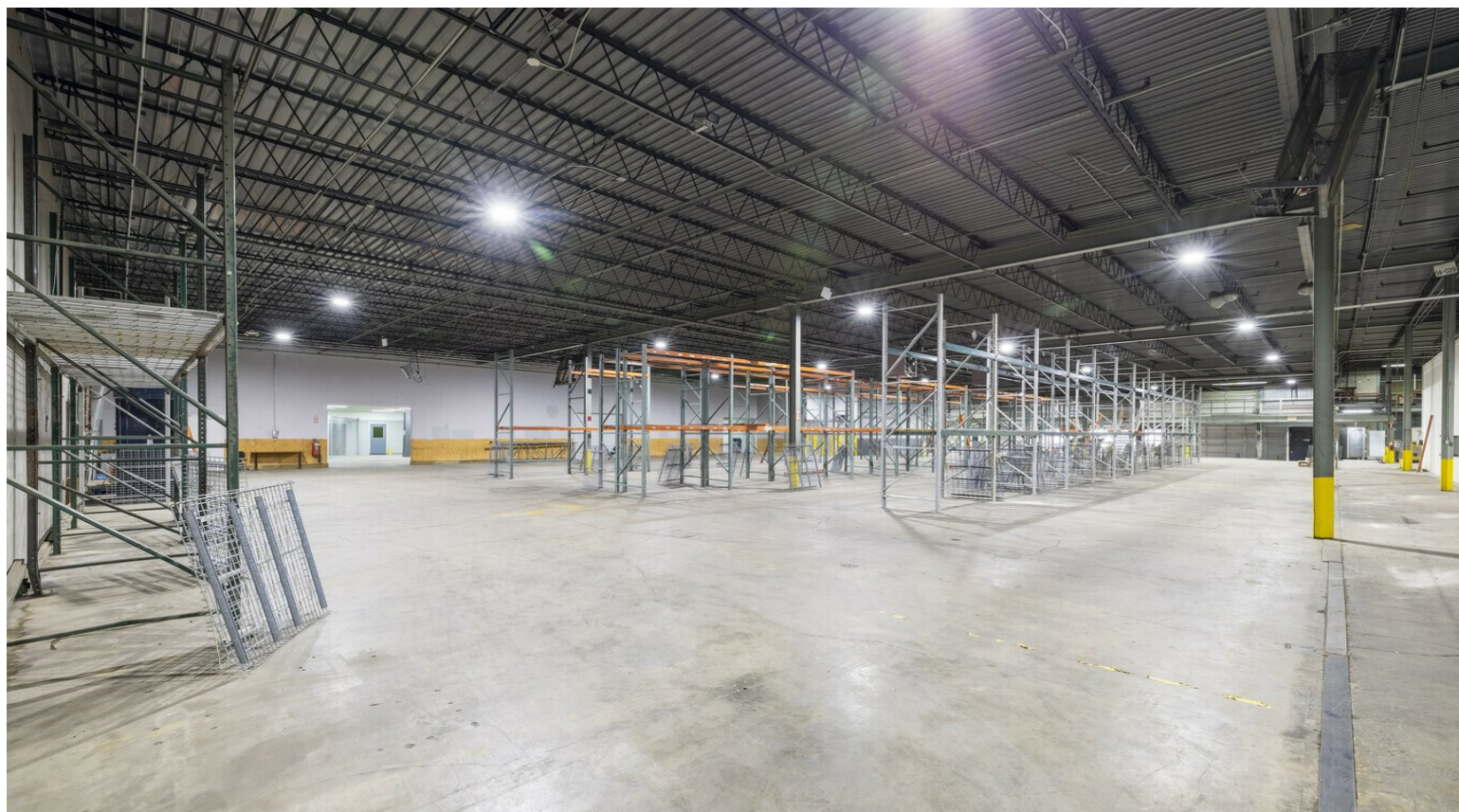
Rear Rooms



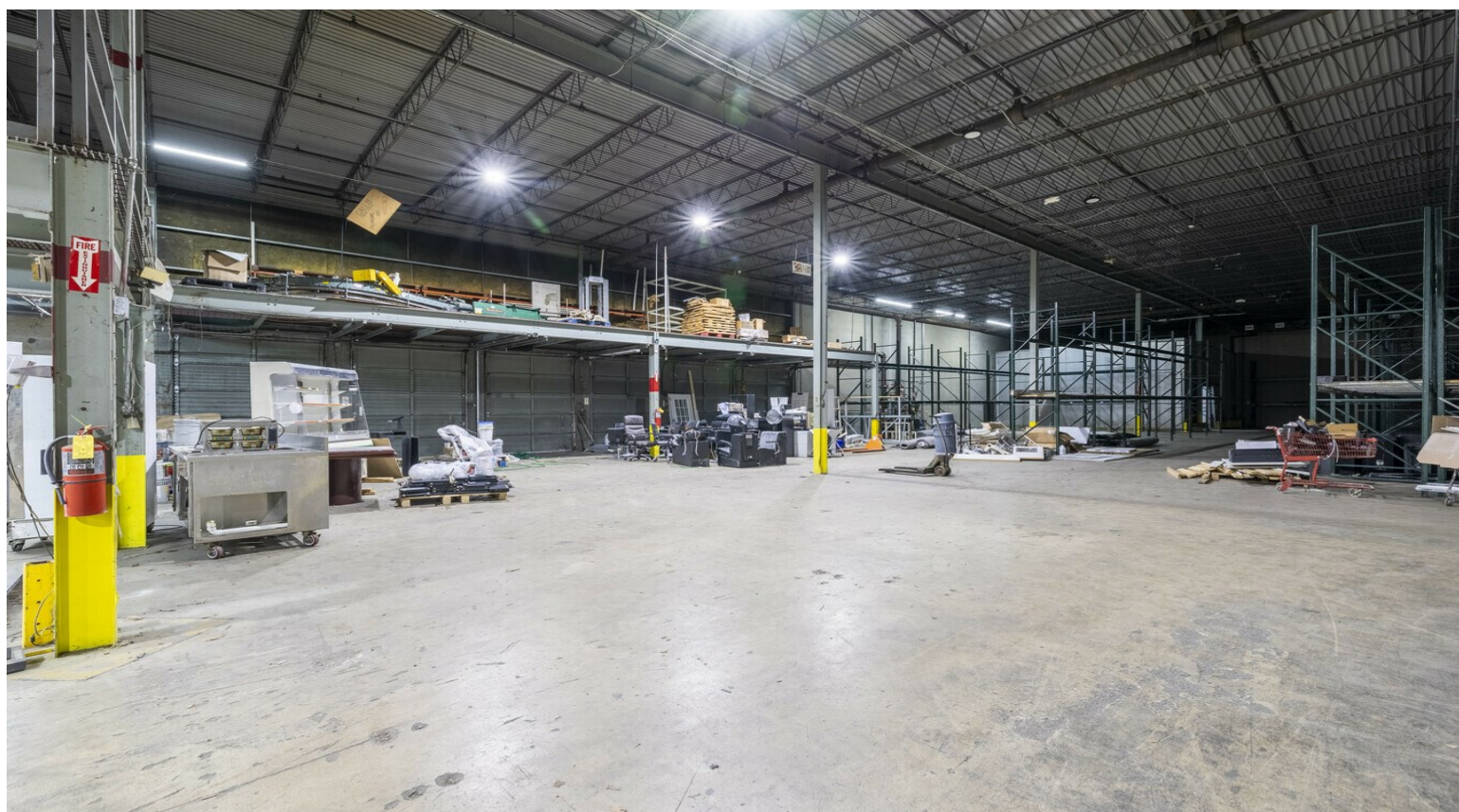
Warehouse Area



# Property Photos



High Clear Height

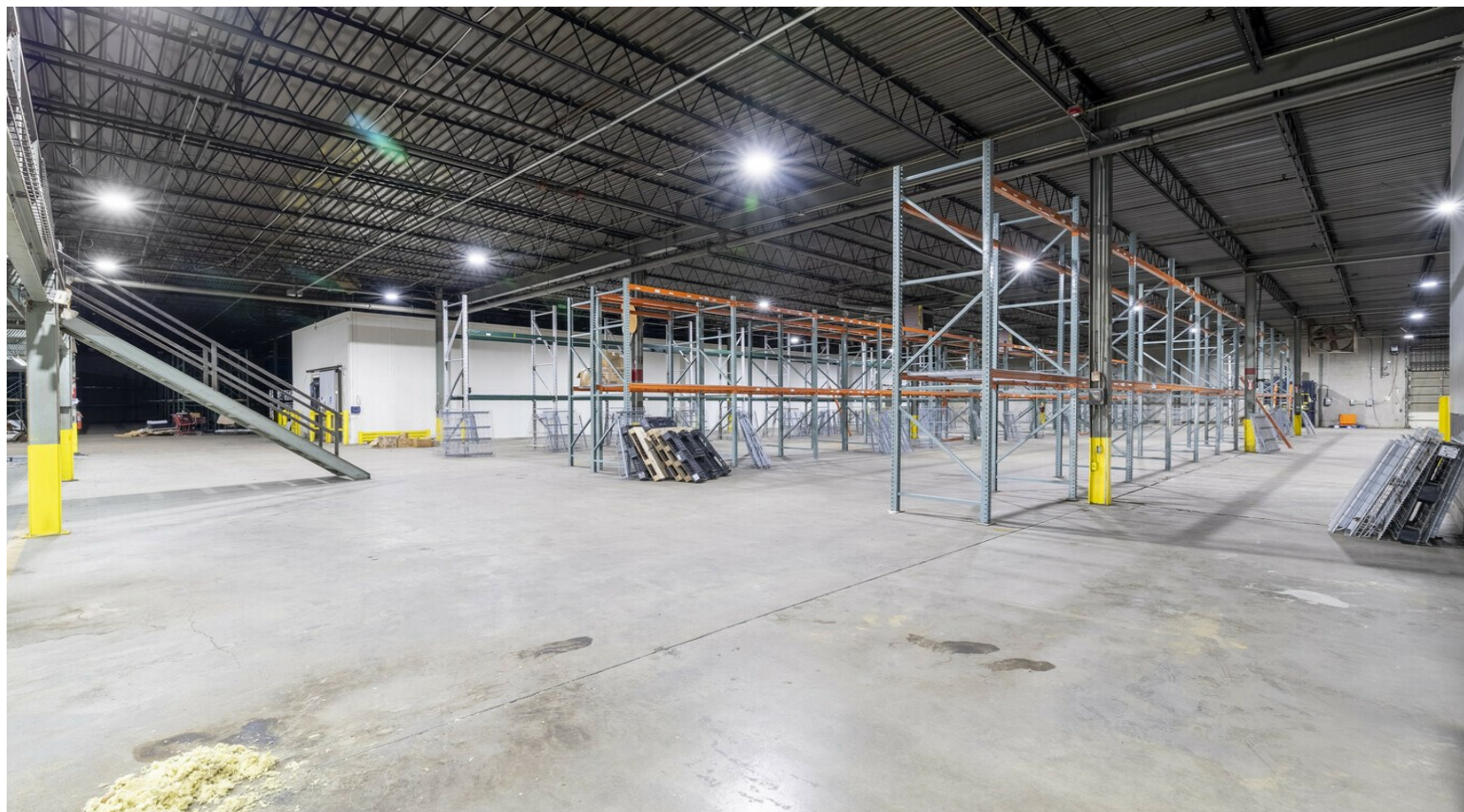


40' x 30' Column Spacing

# Property Photos

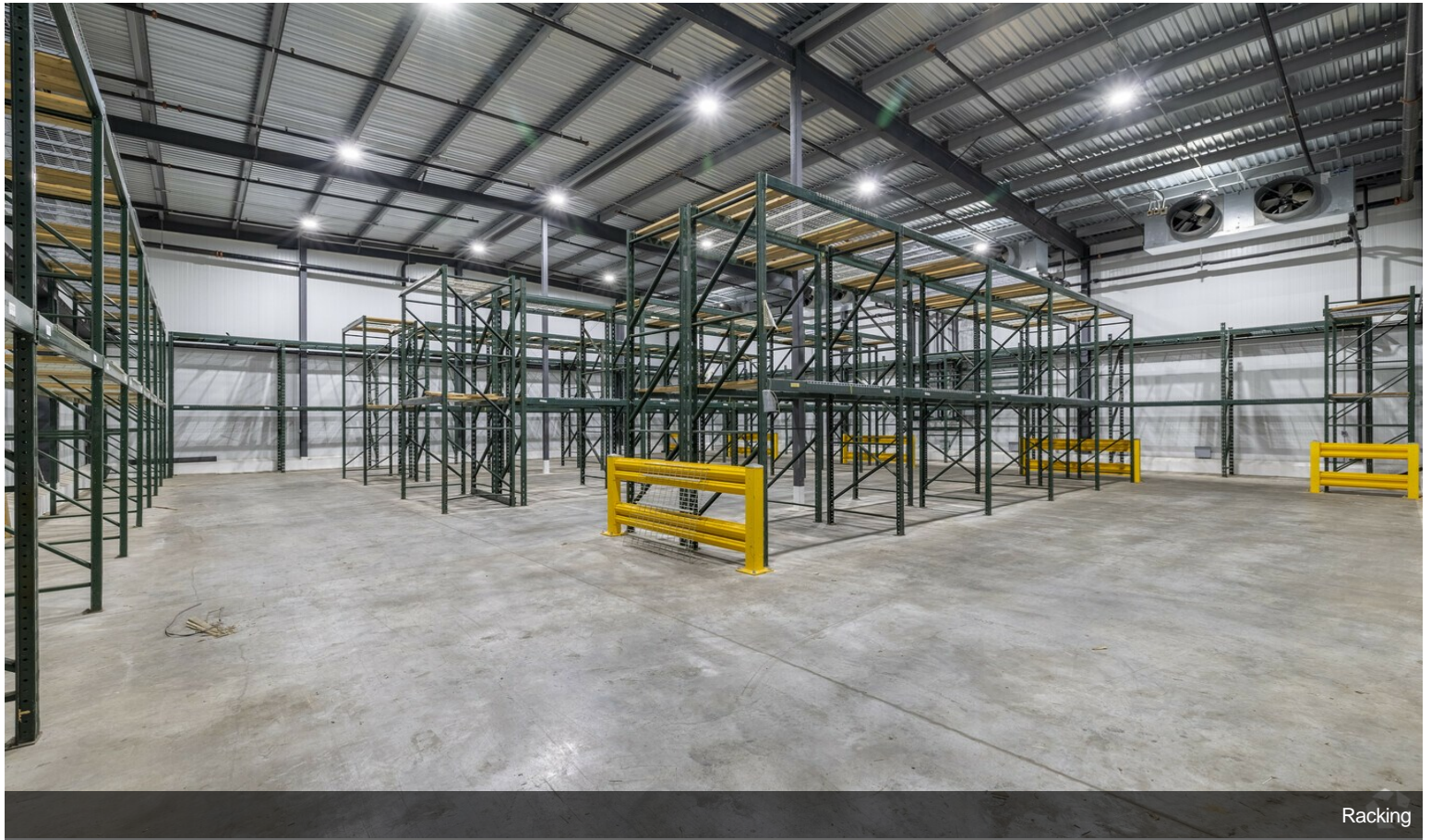


15 Minutes from Downtown Little Rock

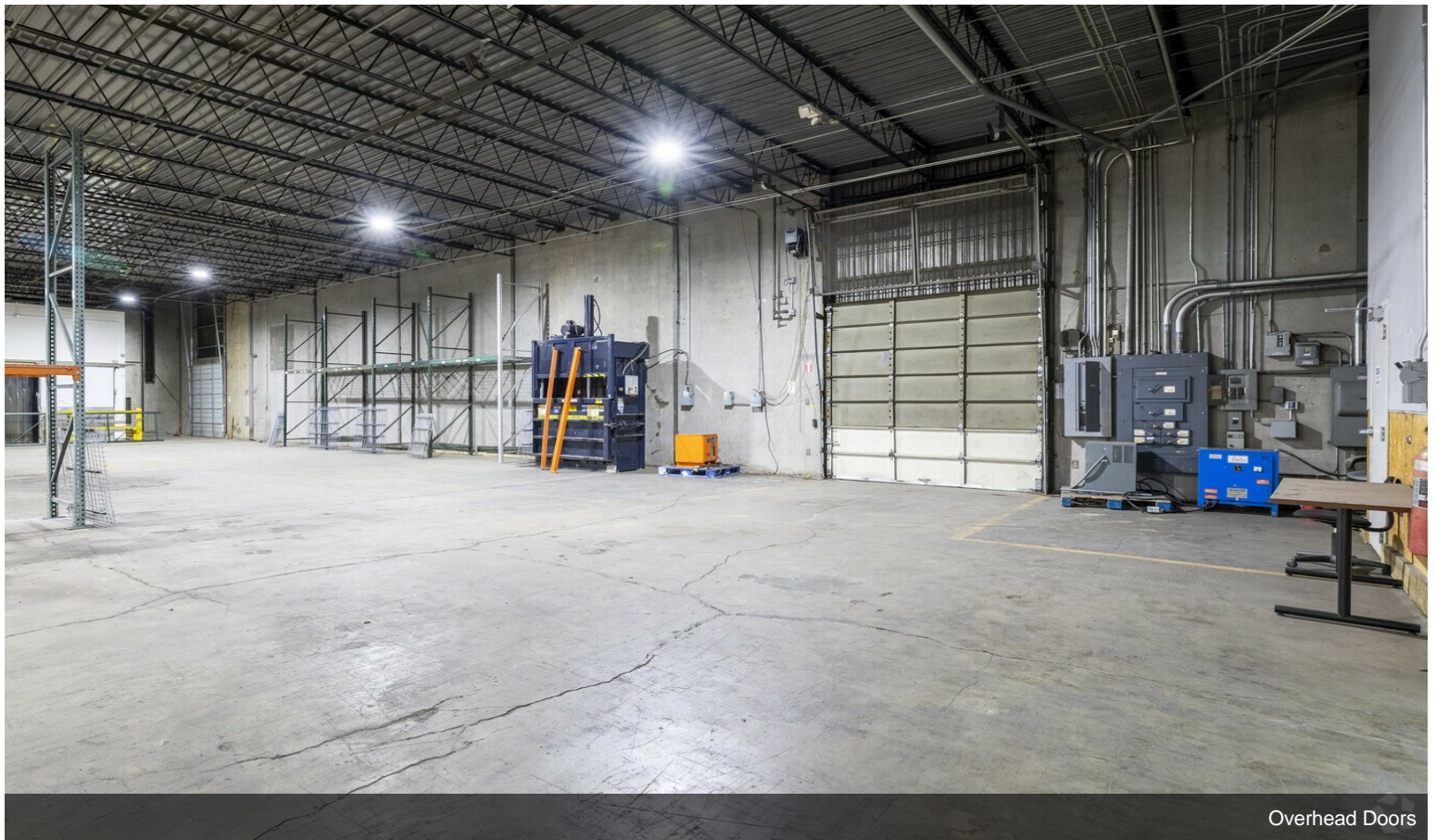


Cold Storage and Production Facility

# Property Photos

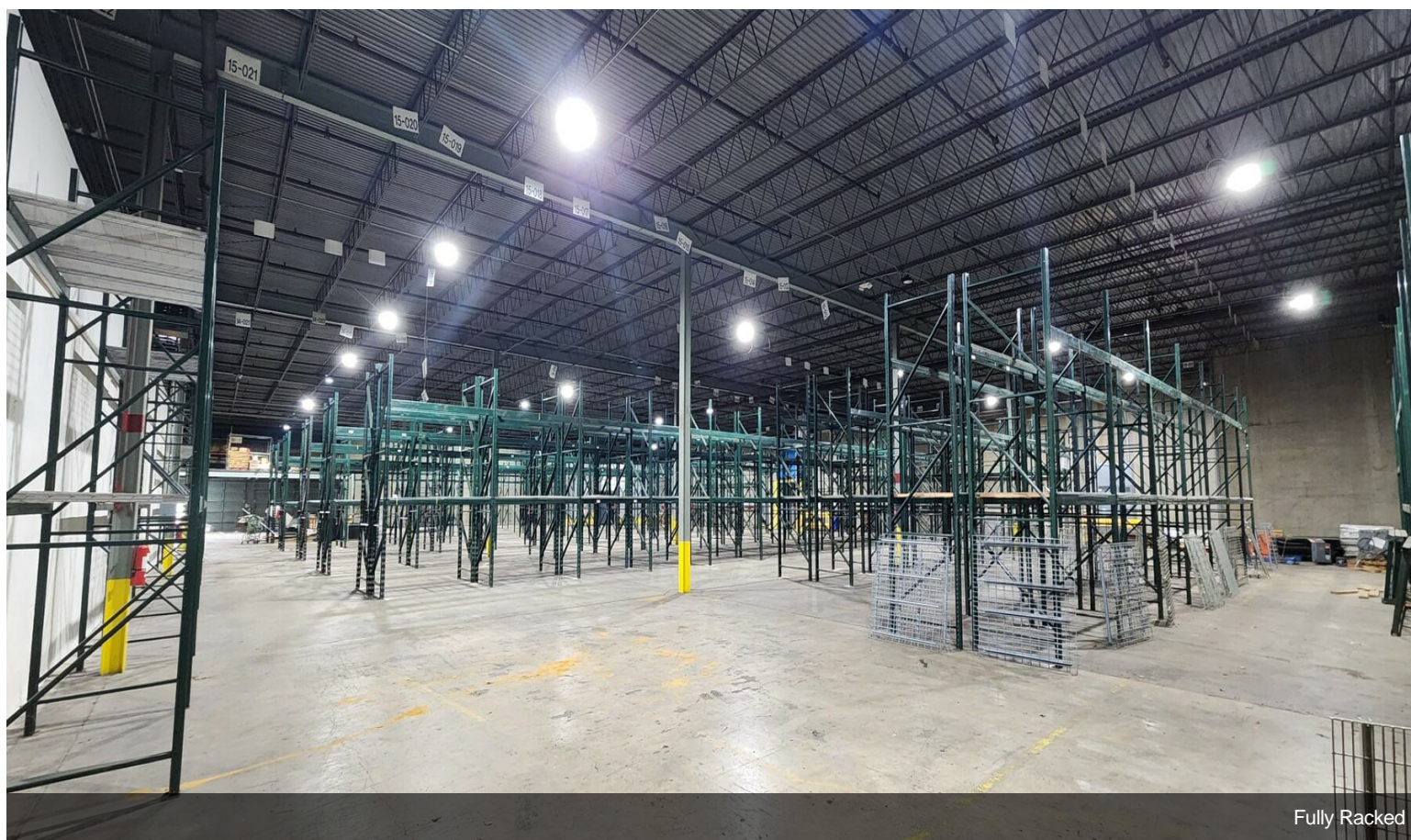


Racking

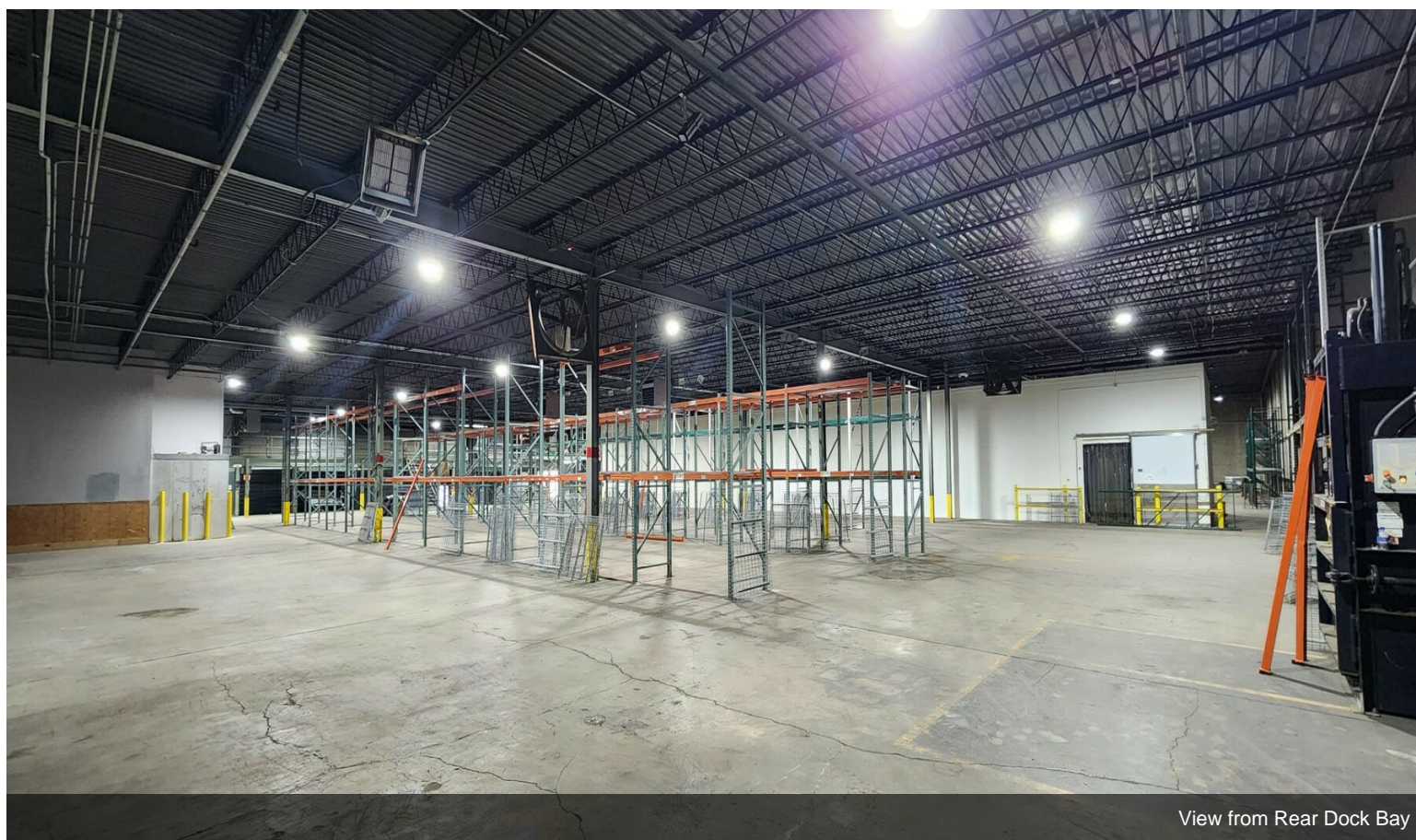


Overhead Doors

# Property Photos

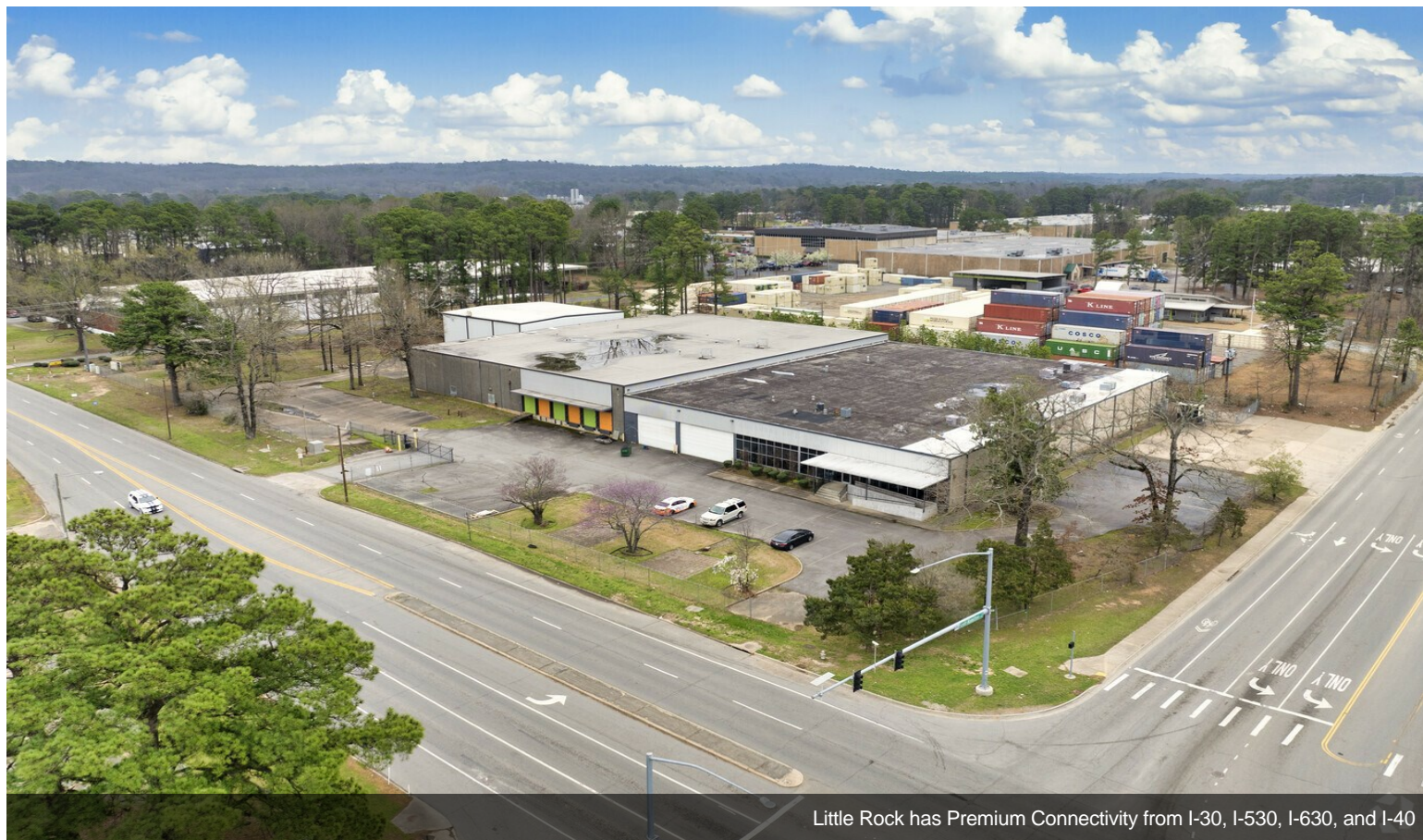
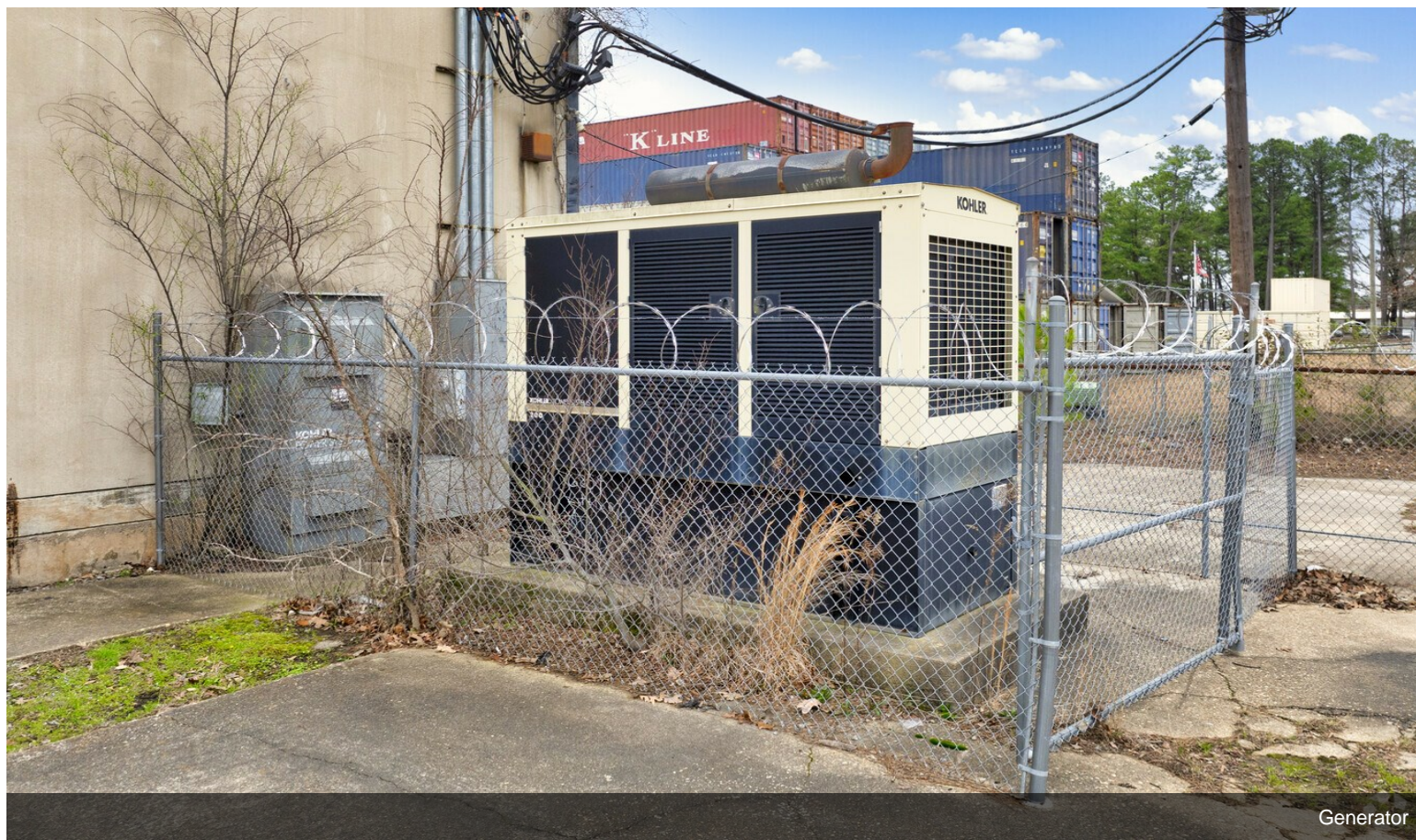


Fully Racked



View from Rear Dock Bay

# Property Photos



# Property Photos



	Drive-Time: 30 minutes	Drive-Time: 60 minutes	Drive-Time: 90 minutes
<b>2023 Key Demographic Indicators (Esri)</b>			
2023 Total Population (Esri)	499,571	977,794	1,292,122
<b>2023 Daytime Population (Esri)</b>			
2023 Total Daytime Population (Esri)	552,741	997,487	1,282,151
2023 Daytime Population: Workers (Esri)	298,638	480,238	580,710
2023 Daytime Population: Residents (Esri)	254,103	517,249	701,441
<b>2023 Income (Esri)</b>			
2023 Average Household Income (Esri)	89,789	85,639	81,358
2023 Per Capita Income (Esri)	37,954	35,093	33,116
<b>2023 Educational Attainment (Esri)</b>			
2023 Population Age 25+: High School Diploma (Esri)	81,070	180,019	254,415
2023 Population Age 25+: Some College/No Degree (Esri)	67,834	135,340	178,165
2023 Population Age 25+: GED/Alternative Credential (Esri)	14,888	34,518	52,200
2023 Population Age 25+: Associate's Degree (Esri)	31,968	62,952	82,949
2023 Population Age 25+: Bachelor's Degree (Esri)	75,352	132,833	161,294
2023 Population Age 25+: Graduate/Professional Degree (Esri)	48,674	80,763	95,099
<b>2023 Labor Force (Esri)</b>			
2023 Employed Civilian Population Age 16+ by Occupation Base (Esri)	243,940	453,946	576,607
2023 Occupation: Production (Esri)	10,084	22,284	33,495
2023 Occupation: Transportation/Material Moving (Esri)	19,171	36,753	48,366
2023 Occupation: Architecture/Engineering (Esri)	3,727	6,075	7,091
2023 Occupation: Farming/Fishing/Forestry (Esri)	581	1,339	2,593
2023 Occupation: Construction/Extraction (Esri)	10,726	25,086	33,269
2023 Occupation: Office/Administrative Support (Esri)	28,980	51,112	63,513