WAREHOUSE / OFFICE SPACE FOR SALE OR LEASE

1501 Westpark Drive | Little Rock, AR 72204



GARY SMITH DIR OF BUSINESS DEVELOPMENT | PARTNER O 501.375.3200 | D 501.244.7509 gsmith@kelleycp.com DARYL PEEPLES PRESIDENT | PRINCIPAL BROKER | PARTNER O 501.375.3200 | D 501.244.7504 dpeeples@kelleycp.com



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AVAILABLE

FOR LEASE: ±70,000 SF warehouse/office space **FOR SALE:** ±113,750 SF warehouse/office building

LEASE PRICE

\$5.95 NNN

SALE PRICE

Contact agent for pricing information

COMMENTS

- Centrally located with easy access to I-630, I-430, I-30, and I-40
- Office space, conference room, break room
- (4) 10x10 overhead doors; (4) 8x8 overhead doors; (2) 8x8 box and straight-truck doors; (1) 14x14 and (1) 16x16 grade-level roll-up doors
- 18' clear heights

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	10,375	83,031	195,620	332,400
AVERAGE HH INCOME	\$60,322	\$73,376	\$74,940	\$79,763
TOTAL HH	4,088	33,583	68,262	140,994

TRAFFIC COUNTS

W. 12th St: 10,400 VPD S. University Ave: 37,000 VPD





GARY SMITH

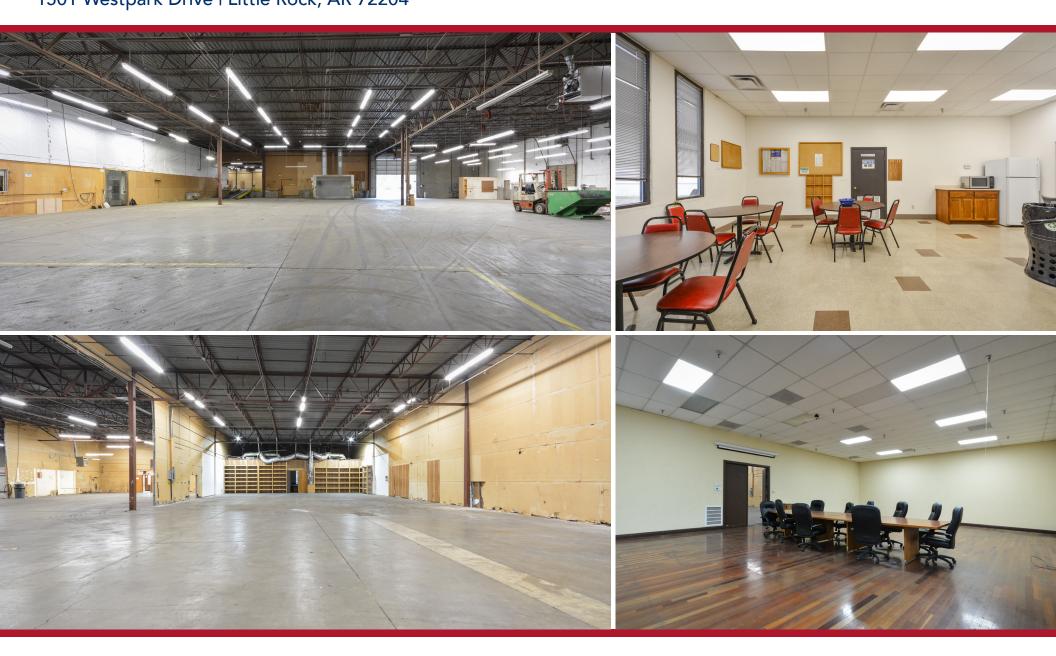
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DARYL PEEPLES

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AERIAL



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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



GARY SMITH DIR OF BUSINESS DEVELOPMENT | PARTNER



DARYL PEEPLES PRESIDENT | PRINCIPAL BROKER | PARTNER



HANK KELLEY CEO | EXECUTIVE BROKER | PARTNER

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PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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CHAINLINKS RETAIL ADVISORS