

WAREHOUSE / OFFICE SPACE FOR SALE OR LEASE

1501 Westpark Drive | Little Rock, AR 72204



GARY SMITH

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**KELLEY COMMERCIAL
PARTNERS**

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1501 Westpark Drive | Little Rock, AR 72204

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



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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.



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BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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501.375.3200

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Springdale, AR 72762
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CHAINLINKS
RETAIL ADVISORS