

FOR LEASE

# CAPITAL PARK

## 2400 CANTRELL ROAD | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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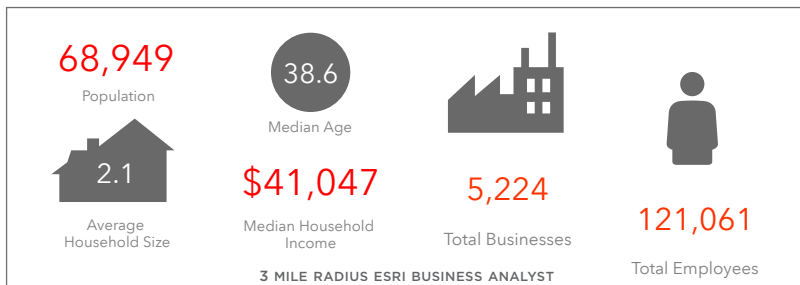
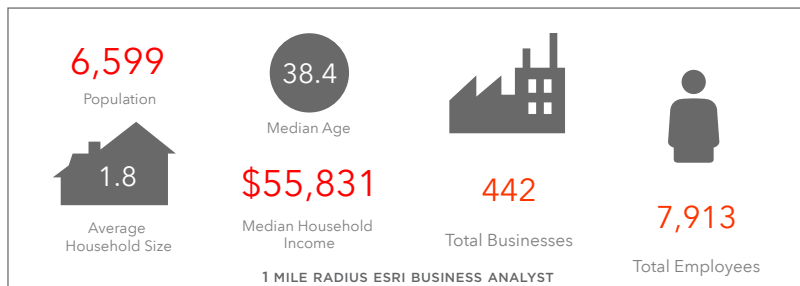
# CAPITAL PARK OVERVIEW

## FLEX SPACE

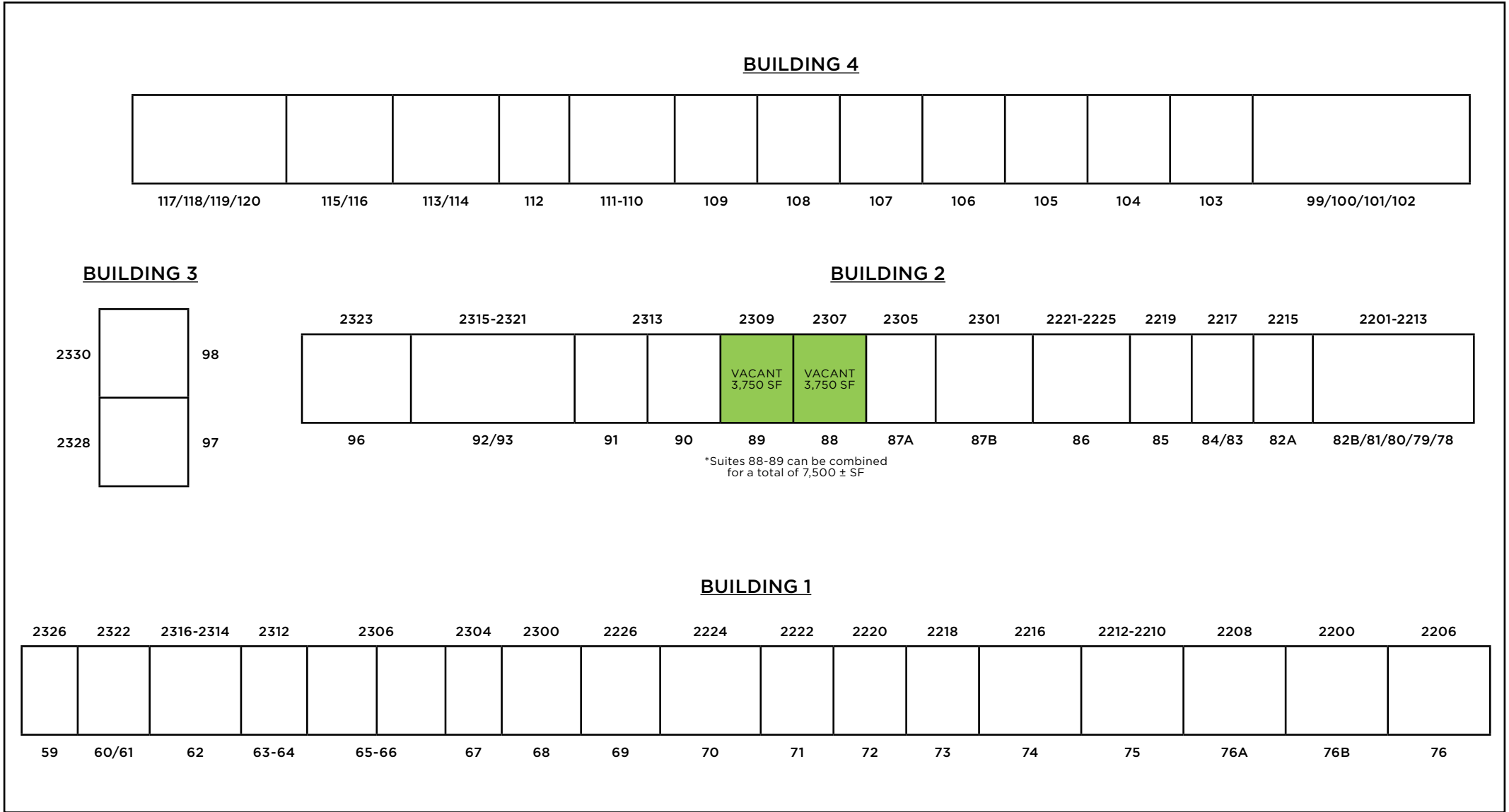
<b>AVAILABLE SPACE</b>	3,750 - 7,500 ± SF
<b>LEASE RATE</b>	\$6.50/SF NNN (*Building 1 starts @ \$7.00/SF NNN)
<b>CLEAR HEIGHTS</b>	20'
<b>DOCK DOORS</b>	Each unit has one front and one back loading dock
<b>SPRINKLE TYPE</b>	Fully sprinkled
<b>BAY SIZE</b>	All bays are 150' deep
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Great flex space with direct visibility from Cantrell Road</li> <li>• 22,000 Vehicles Per Day on Cantrell Rd</li> <li>• Ample parking</li> </ul>



## AREA DEMOGRAPHICS



# CAPITAL PARK SITE PLAN





# CAPITAL PARK AERIAL



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