



6101 LINDSEY RD LITTLE ROCK, AR 72206

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
VP of Investment Sales
rjenkins@ironhornenterprises.com

OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



Ryan Jenkins

VP of Investment Sales



631-833-5152



Rjenkins@ironhornenterprises.com

Ironhorn Enterprises



315-214-8406



www.ironhornenterprises.com



5912 N Burdick St,
East Syracuse, NY 13057



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EXECUTIVE SUMMARY

6101 Lindsey Road is a fully leased 34,920-square-foot cross-dock industrial facility situated on 7.33 acres within the Port of Arkansas, a premier multimodal logistics hub offering direct interstate, rail, and river access. The property features a rare 56-door cross-dock configuration supported by 26,280 square feet of warehouse space and 8,640 square feet of office. It includes four 14' x 16' drive-in doors, approximately 112 parking spaces, and clear heights reaching nearly 18 feet, along with robust electrical capacity—600A 3-phase power for the office/warehouse and 200A 3-phase service for the maintenance shop. Two roof-mounted HVAC units service the facility, and the site layout is optimized for efficient circulation and freight handling.

Its strategic location within the Port of Arkansas provides exceptional logistics connectivity, with immediate access to I-440 and direct links to I-30, I-40, I-430, I-530, and US-67/167, offering a one-day truck reach to roughly 90 million people. The surrounding area supports strong freight movement with significant truck volumes, active barge operations, proximity to Clinton National Airport, and UP rail infrastructure. Altogether, 6101 Lindsey Road offers investors a highly functional, well-positioned cross-dock facility benefiting from strong regional distribution demand and unparalleled multimodal access.

THE OFFERING

Building SF	34,920 SF
Year Built	1972
Lot Size (Acres)	7.33
Parcel ID	24L-014.01-003.00
Zoning Type	I-3
Clear Height	18'
Drive Ins	4
Docks	56

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: The site offers immediate access to I-440 and multiple major interstates, providing multimodal connectivity and a one-day truck reach to roughly 90 million people.



Expansive Space: The 34,920-square-foot facility on 7.33 acres provides ample yard area, circulation capacity, and approximately 112 parking spaces.



Strategic Features: A rare 56-door cross-dock configuration and four drive-in doors support efficient freight movement and high-velocity distribution operations.



Industrial Infrastructure: Robust power systems, modern HVAC, and clear heights approaching 18 feet create a highly capable and functional industrial environment.



Zoning Advantage: Located within the Port of Arkansas, the property benefits from industrial zoning tailored for logistics, manufacturing, and distribution users.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$116,167*	\$278,800	\$278,800	\$278,800	\$278,800	\$278,800
TAX & INS	\$37,144	\$37,887	\$38,644	\$39,417	\$40,206	\$41,010
EFFECTIVE GROSS REVENUE	\$153,310	\$316,687	\$317,444	\$318,217	\$319,006	\$319,810
OPERATING EXPENSES						
PROPERTY TAX	\$24,702	\$25,196	\$25,700	\$26,214	\$26,739	\$27,273
INSURANCE	\$12,441	\$12,690	\$12,944	\$13,203	\$13,467	\$13,736
TOTAL OPERATING EXPENSES	\$37,144	\$37,887	\$38,644	\$39,417	\$40,206	\$41,010
NET OPERATING INCOME	\$116,167	\$278,800	\$278,800	\$278,800	\$278,800	\$278,800

*Rent commencement date no later
than August 1, 2026

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RENT ROLL

6101 LINDSEY RD RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Delta Technical College	34,920	\$278,800	\$8.00	01/01/2026	12/31/2041
TOTAL		34,920	\$278,000			



TENANT SUMMARY

Delta Technical College

Delta Technical College (DTC) is a trade school that offers hands-on training in a variety of skilled trades programs, including welding, HVAC/R, electrical, medical assisting, dental assisting, trucking, and cosmetology.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	01/01/2026
Lease Expiration	12/31/2041
Base Term Remaining	15 years
Options	Extension Term
Rental Increase	10% increases following the sixth anniversary of rent commencement and continue for every 5 th year after.

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ABOUT LITTLE ROCK, AR

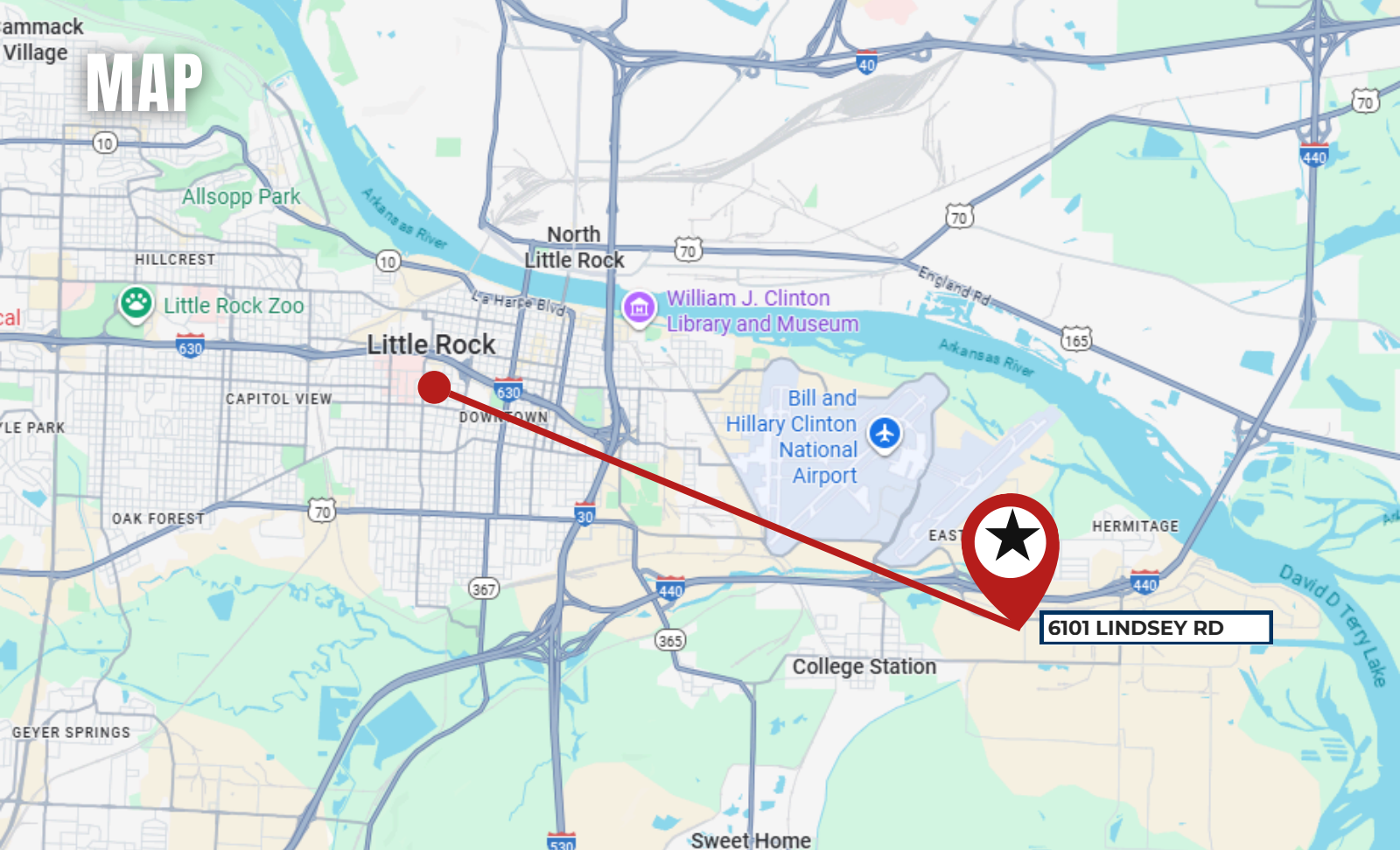
Little Rock, Arkansas is a growing commercial and industrial hub supported by its central U.S. location, multimodal logistics infrastructure, and business-friendly operating environment. As the state's capital and largest metro, Little Rock benefits from connectivity to multiple major interstates—including I-30, I-40, I-430, I-440, and I-530—providing strong regional distribution reach and competitive transportation costs. The Port of Little Rock enhances the market's industrial appeal with barge access to the Mississippi River system, Class I rail service from Union Pacific, and a well-developed industrial park catering to manufacturing, logistics, and e-commerce users.

Industrial fundamentals remain healthy, with steady demand driven by transportation, food processing, aerospace, defense, and advanced manufacturing sectors, supported by a reliable labor pool and stable cost structure. Little Rock's affordability relative to larger distribution markets, combined with its central location and improving freight volumes, continues to attract both regional operators and national tenants seeking efficient, scalable logistics footprints in the Mid-South.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	1,010	4,409	25,594
2024 ESTIMATE	936	4,482	29,061
2029 PROJECTION	924	4,504	29,780
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	433	1,829	12,067
2024 ESTIMATE	401	1,860	13,627
2029 PROJECTION	395	1,869	13,954
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$56,059	\$43,295	\$54,694



MAP



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