

## Bulk Storage/ Distribution/Flex

### For Lease

Space 1 — 9,000 SF (divisible)

Space 2 — 6,000 SF (Yard)



#### SQUARE FOOTAGE:

105,000 SF

#### NO. OF BUILDINGS:

2

#### SPACE MIX:

Dry Storage

#### ADDRESS:

2200 Commercial Lane, Little Rock, AR 72206

#### LOCATION:

The property is located in an industrial district designated as an Opportunity Zone just 2 miles from Clinton National Airport and 5 miles from the Little Rock Port Authority.

#### SUMMARY:

With extensive renovations completed in 2017, 2020, & 2024 (alarm, video surveillance, fire suppression, IP access control, network, electrical, lighting, loading bays, offices, and roof), this property is perfectly suited for most storage needs.



FERSTL CONSULTING  
2200 COMMERCIAL LANE  
LITTLE ROCK, AR 72206  
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# OVERVIEW

The property is located just off Roosevelt Rd. near Clinton National Airport with easy access to I-30 & I-40.

## PROPERTY HIGHLIGHTS

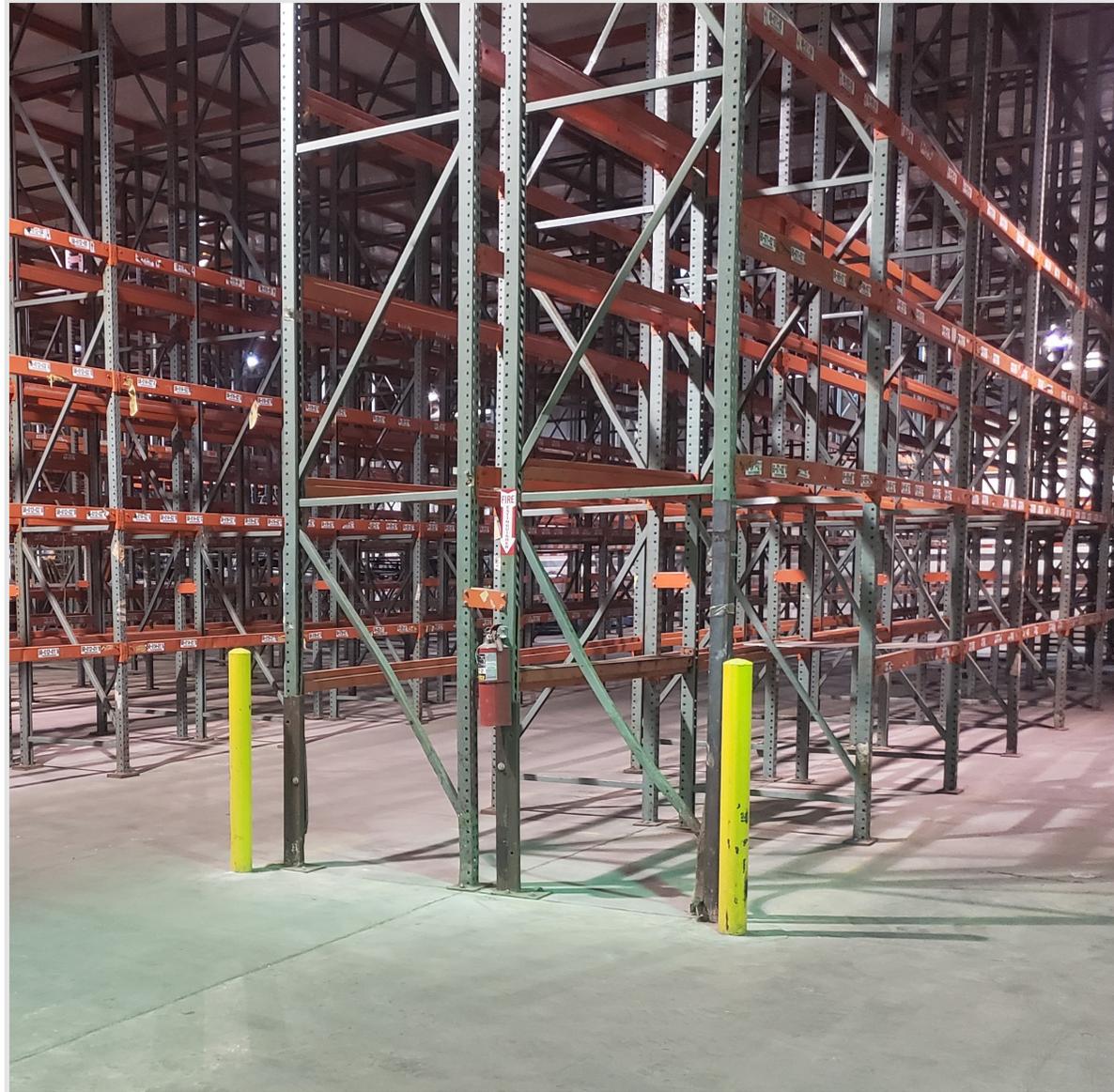
- Lot Size: 5.94 Acres
- Fully-networked (wired & wireless)
- Alarm, video surveillance, IP access control, & fire suppression systems
- 13 dock high doors, 1 loading platform, 1 forklift ramp, & 1 vehicle ramp
- Built-in racking

## LEASE HIGHLIGHTS

- **Spaces 1** Leasable SF: 9,000 (Divisible)—**Negotiable**  
Use: Storage
- **Space 2** Leasable SF: 6,000 (Yard)—**Negotiable**  
Well lit with multiple nightwatchers  
220v 3-phase hookup

## LOCATION HIGHLIGHTS

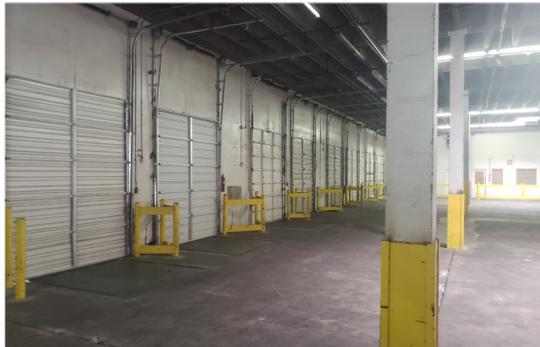
- Situated a few miles from Clinton National Airport, Little Rock Port Authority, and Little Rock CBD
- Quick access to I-30 & I-40



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# PROPERTY PHOTOS



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# AERIAL MAP



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# EXISTING FLOOR PLAN

