



# FOR LEASE

## SHACKLEFORD WAREHOUSE FLEX SPACE

📍 1501 N UNIVERSITY AVENUE | LITTLE ROCK, ARKANSAS

*Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein. Rector Phillips Morse, Inc. dba RPM Group has an ownership interest in the property.*

**KYLE PATTON**  
501.831.4534 | [WWW.RPMGROUP.COM](http://WWW.RPMGROUP.COM)  
[KPATTON@RPMGROUP.COM](mailto:KPATTON@RPMGROUP.COM)



# PROPERTY INFORMATION

Shackleford Warehouse is a modern office/warehouse complex on S. Shackleford Road, offering convenient access to Colonel Glenn (Hwy. 300), Hwy. 5, and I-430. Each 3,200 SF ± bay features a 14' x 14' grade-level insulated overhead door, 22'4" clear height at the front, and 18' at the back, with a 40' x 80' layout designed for functionality. This well-maintained flex space is ideal for businesses seeking efficient warehouse solutions, with tenant improvements negotiable to meet your needs. Contact us today for leasing opportunities!

> SUITE K	3,200 SF ±	> LEASE TERM	5 YEARS
> LEASE RATE	\$9.00/SF/YR CAM: \$2.00/SF TENANT PAYS ALL UTILITIES	> ZONING	I-1



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**SHACKLEFORD WAREHOUSE**  
5320 S. SHACKLEFORD RD

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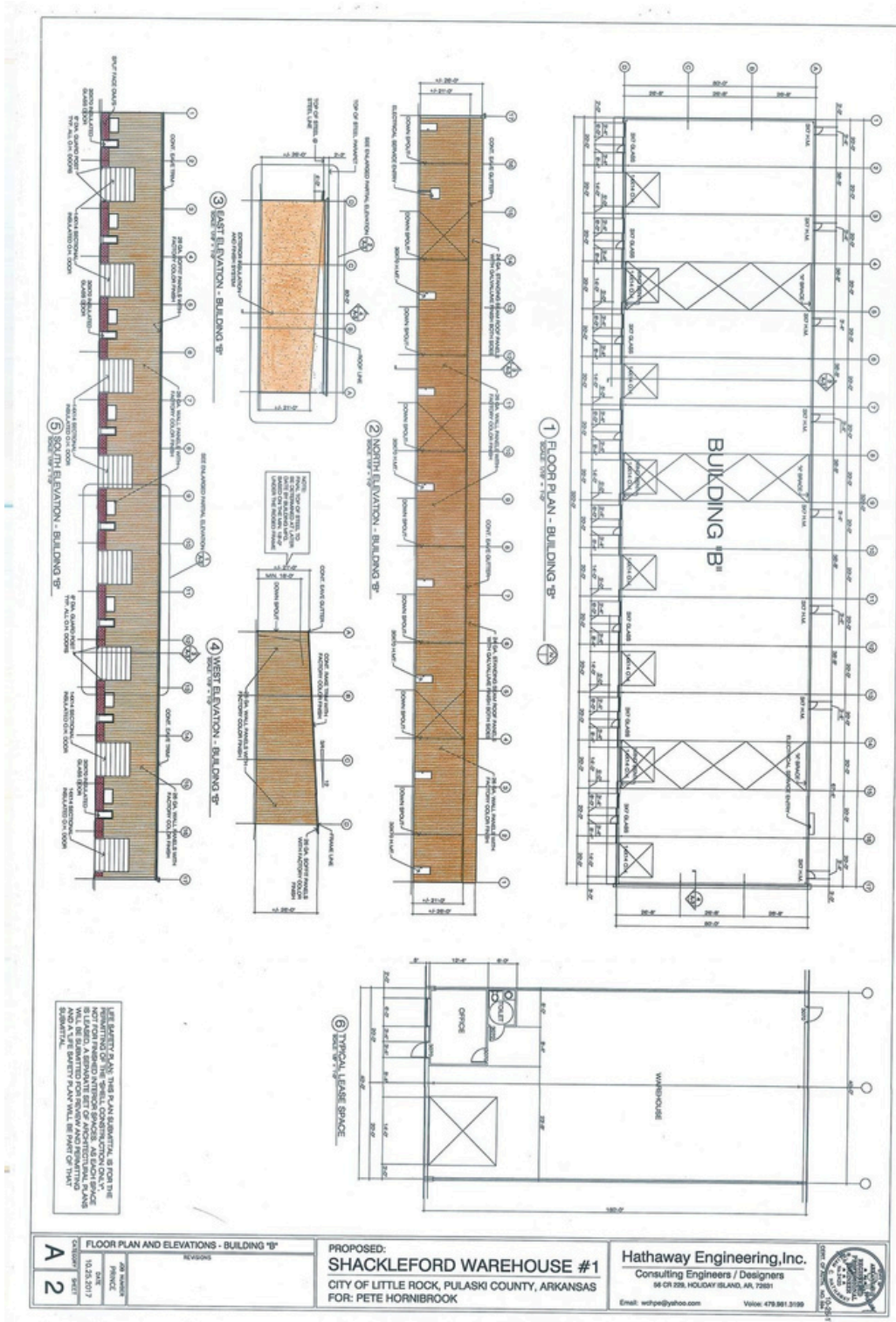


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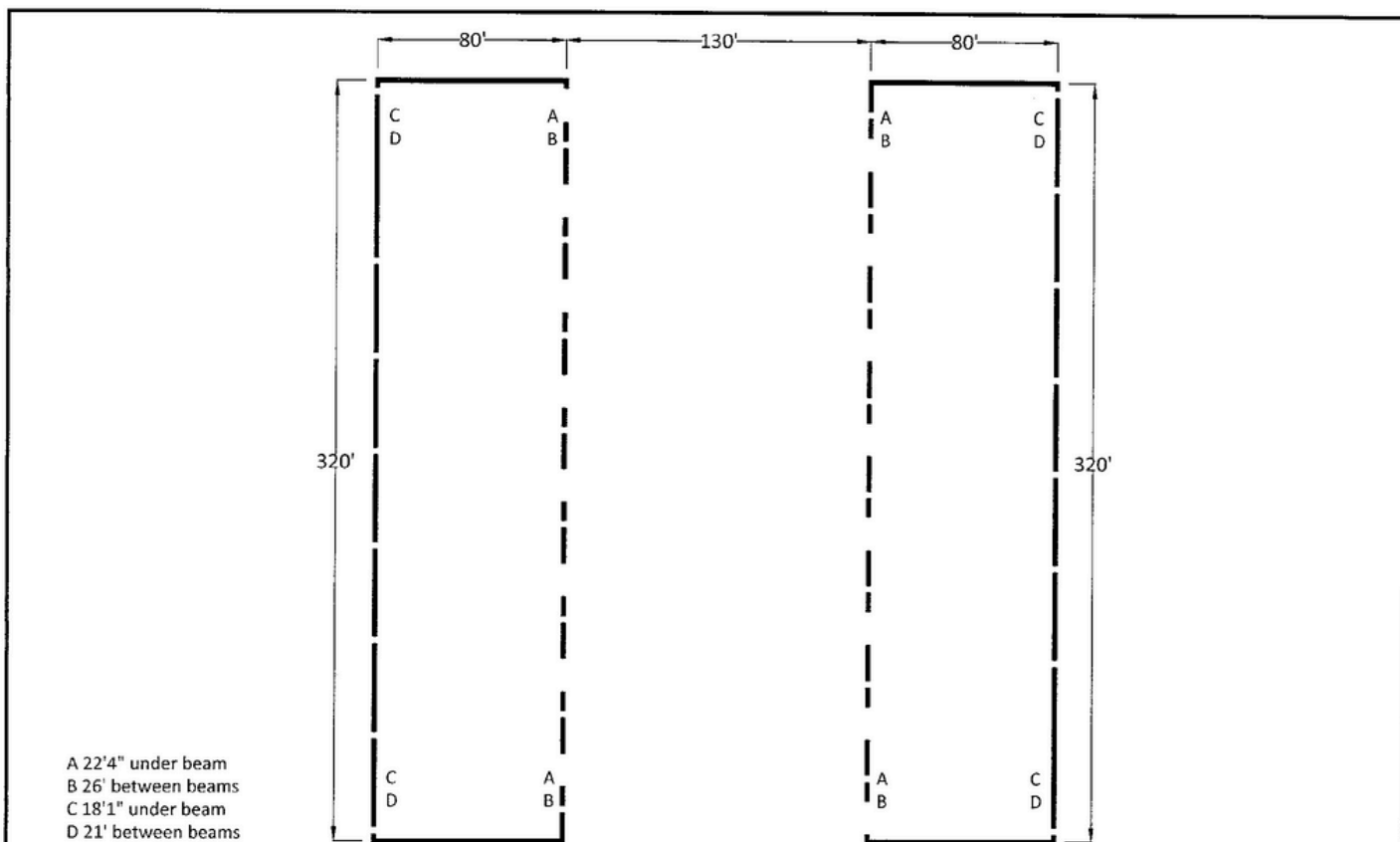




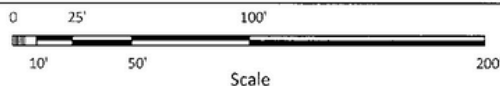
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For further information contact:  
Arkansas Economic Development Commission  
(501)-682-7311



This drawing was prepared by the Arkansas Economic Development Commission from information deemed reliable. The drawing should not be used as an as built drawing and any critical measurement should be verified prior to lease or purchase.

5103 S Shackleford

Little Rock, Arkansas

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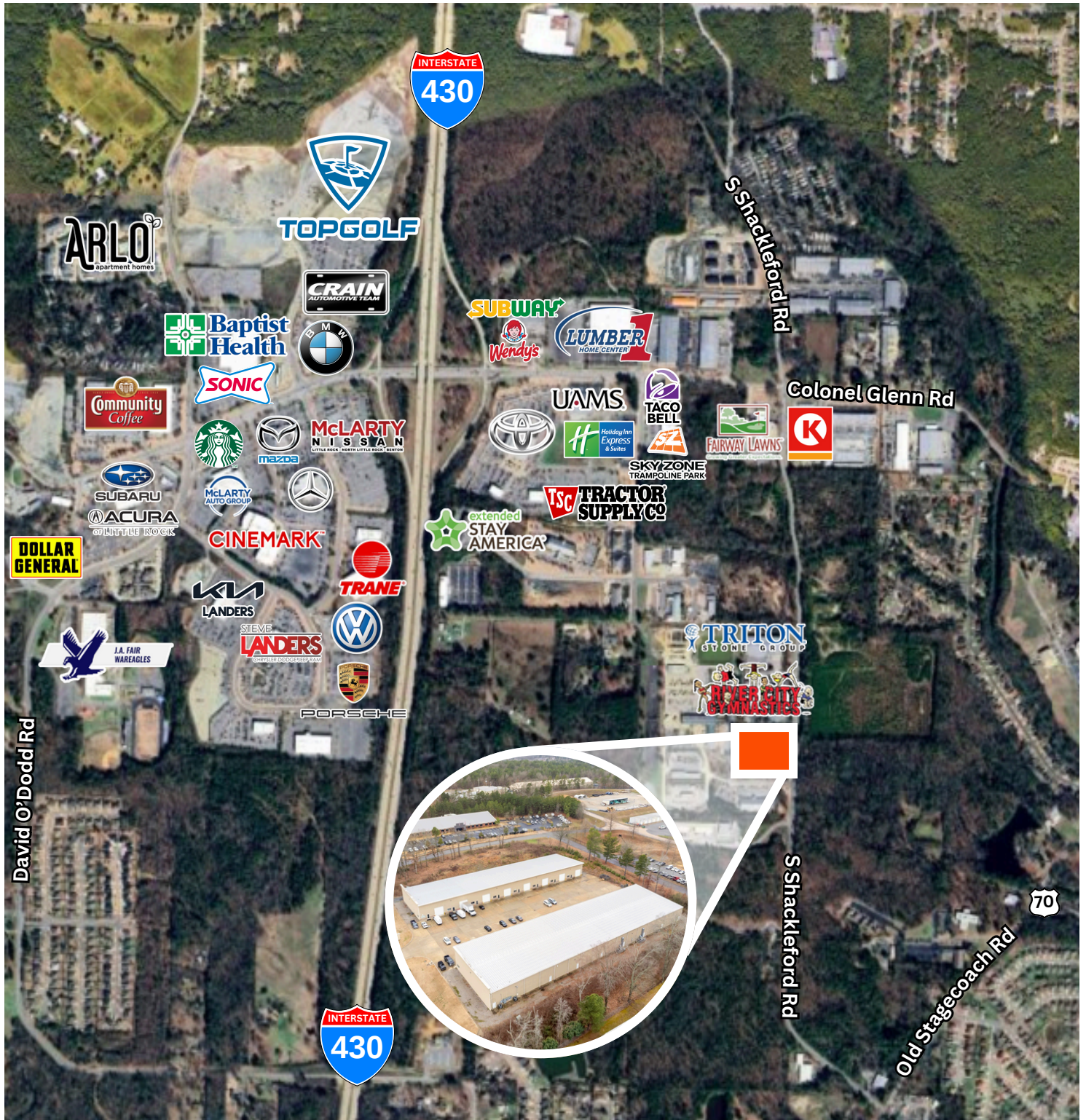
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