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INDUSTRIAL/WAREHOUSE BUILDING

10624 Otter Creek Rd, Mabelvale, AR



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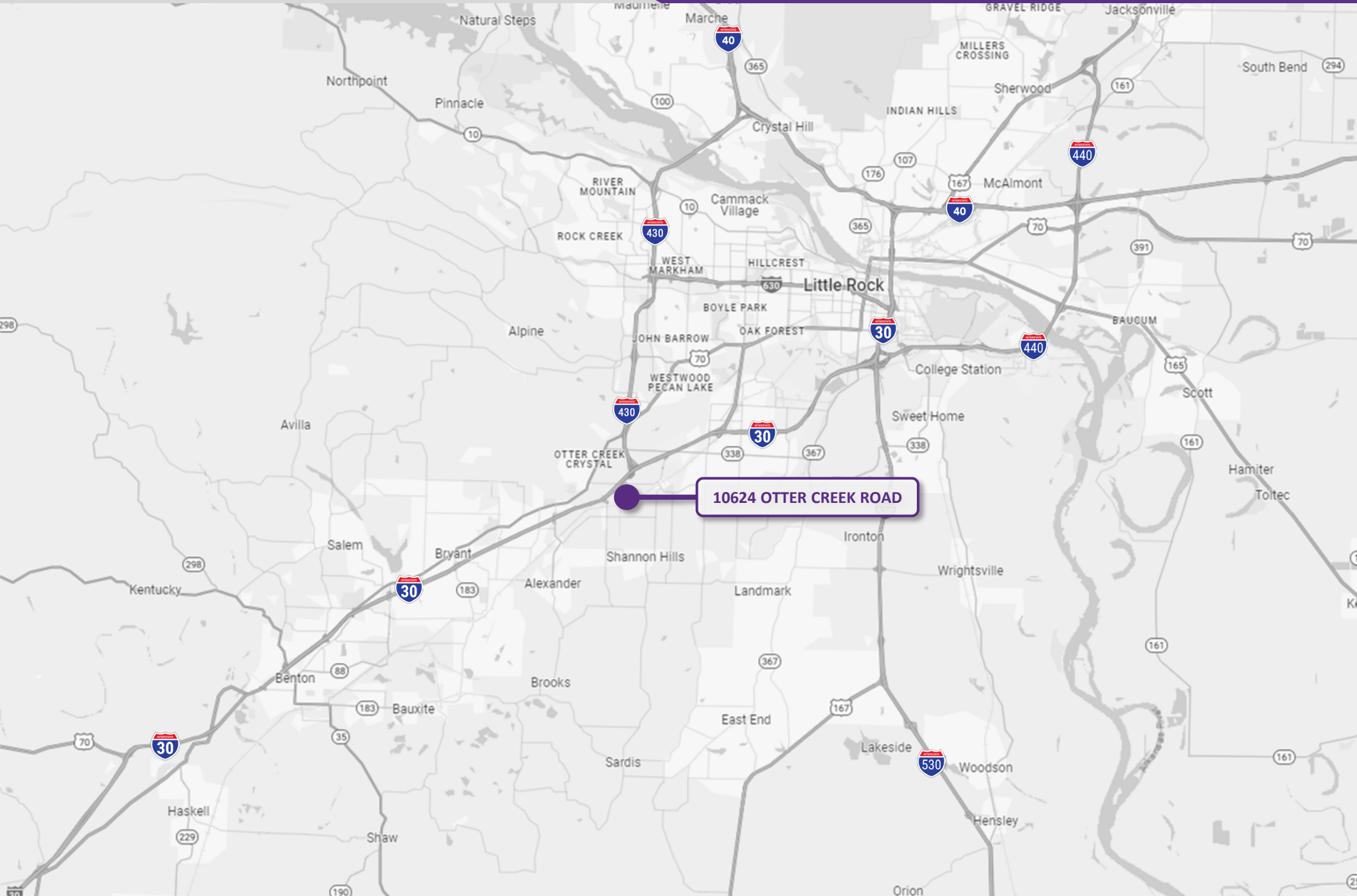
OFFERING SUMMARY

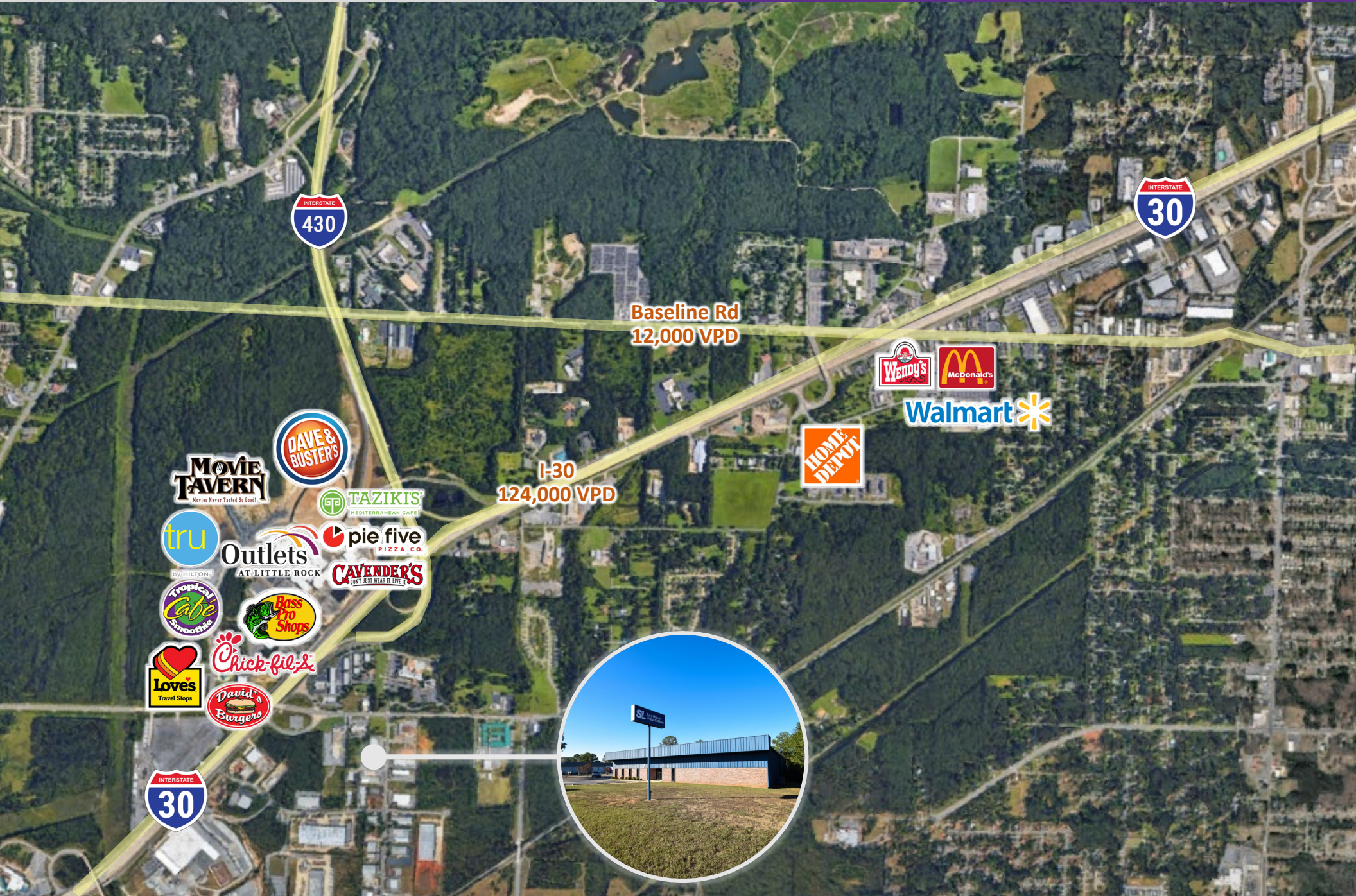
Offering	For Lease
Address	10624 Otter Creek Road, Mabelvale, AR
Property Type	Industrial/Warehouse
Lease Rate	\$2,000 per month
Available SF	±4,600 SF
Building Size	±14,455 SF
Year Built	1987
Acreage	0.84 Acres
Zoning	I-2

PROPERTY HIGHLIGHTS

- Located across from the Little Rock Outlet Mall, which is anchored by Bass Pro Shops
- All utilities are included
- Heated warehouse with additional office space is available if needed
- Located at the intersection of Interstate 30 and Interstate 430
- One drive-in and one dock-high door







INTERSTATE
430

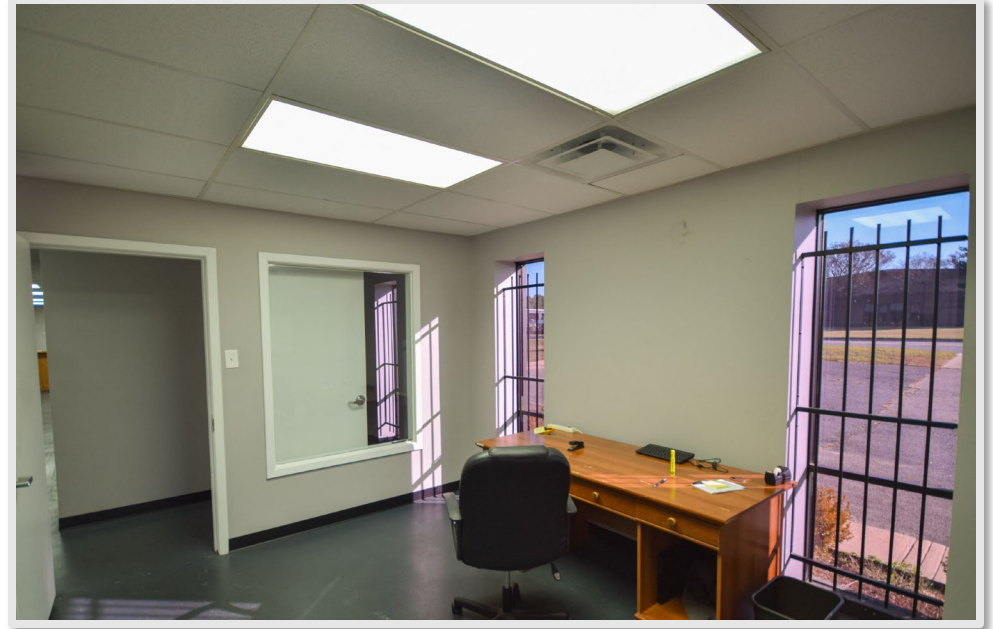
INTERSTATE
30

Baseline Rd
12,000 VPD

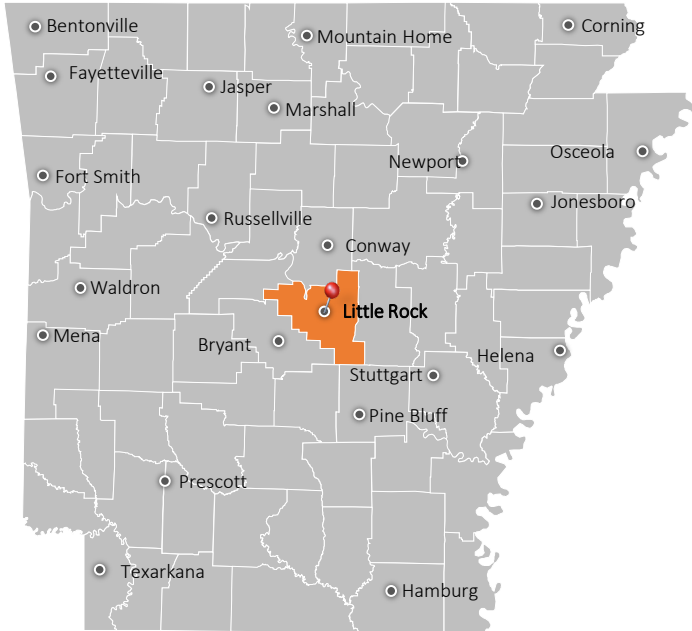
I-30
124,000 VPD

INTERSTATE
30





LITTLE ROCK, ARKANSAS



Little Rock is the capital and most populous city in Arkansas, and the county seat of Pulaski County. The city is considered where “America Comes Together,” boasting 40% of the nation’s population and buying power within a 550-mile radius of the city center.

The Central Arkansas region experienced a significant growth in population over the past decade due to the three major universities that call the area home, a growing technology sector and a variety of government- and business-related industries. Little Rock is recognized as a *Forbes* Top 200 “Best Places for Business and Careers.”

Specifically, the Mabelvale/Otter Creek area has seen immense growth in recent years. Notably, The Outlets of Little Rock opened a 365,000 SF open-air shopping center in 2015 with adjacent attractions such as Dave & Buster’s, Bass Pro Shops, Movie Tavern and more.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	30,819	77,332	278,178
Households	12,166	29,889	116,896
Average Age	37.0	36.9	39.3
Average Household Income	\$64,270	\$65,287	\$83,857
Businesses	620	1,599	10,531

**Demographic details based on property location*



THANK YOU



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DISCLAIMER

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