

Flex Facility

For Lease: 11600 Otter Creek
Road South, Mabelvale, AR



CONTACT US

Clark Irwin, CCIM, SIOR
+1 501 978 6588
clakr.irwin@ar.colliers.com

Claire Huchingson
+1 501 850 0799
claire.huchingson@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161



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Property features

Flex Space for Lease

- Suite A: 11,880 SF
 - Potential for expansion
- Lease rate: \$6.95/SF, NNN
- Lot size: 2.22 acres
- One dock door and one drive-in door
- Fully sprinkled
- Clear height: 18' at eave and 22' at center
- Fully fenced with secured gate access
- Suite is fully heated and cooled
- Quick and easy access to the I-430/I-30 interchange
- Located near Bass Pro and Gateway Town Center

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This aerial map of the Mabelvale, Arkansas area provides a detailed view of the local infrastructure and commercial landscape. Key features include:

- Major Roads:** Interstate 430 (Arkansas) and Interstate 30 are the primary thoroughfares. Local roads shown include Baseline Rd, Frontage Rd, Mabelvale West Rd, Mabelvale Pike, and Mabelvale Cut Off Rd.
- Commercial Establishments:** The map is densely populated with logos for various businesses, including gas stations (Exxon, Shell, Chevron), retail stores (Dollar General, AutoZone, Walmart, Target), restaurants (McDonald's, Hooters, Huddle House, Sonic), and other services (Walmart, City Gear, Dollar Tree).
- Geographical Features:** Fourche Creek and Callaghan Branch are visible, along with the area of Hernando Springs.
- Site Identification:** A blue star icon with concentric circles and a callout box labeled "SITE" is positioned near the intersection of Interstate 30 and Mabelvale West Rd, indicating the specific location of interest.
- Map Source:** The Colliers logo is present in the bottom right corner, indicating the source of the map data.

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