



COMMERCIAL & INVESTMENT DIVISION

For Lease

Office/Warehouse

LITTLE ROCK'S NEWEST WAREHOUSE COMPLEX



Shackleford Warehouse | 5320 S. Shackleford Road | Little Rock

OFFERING SUMMARY

Building Size: 51,200 sq. ft. +/- total
2 bldgs @ 25,600 ea.

Available SF 3,200 SF to 25,600 SF
Bay size: 40' x 80'

Lease Rate: \$7.00 psf + CAM
CAM: \$2.00 psf est.
Tenant Pays Utilities

Lease Term: 5 years

PROPERTY HIGHLIGHTS

- Brand new office/warehouse complex under construction on S. Shackleford Road with easy access to Colonel Glenn (Hwy. 300), Hwy. 5 & I-430.
- Minimum bay size of 3,200 sq. ft. +/-
- Each bay includes a 14' x 14' grade level insulated overhead door
- Clear height: 22'4" at front of warehouse
18' at back of warehouse
- Tenant improvements negotiable



Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2103

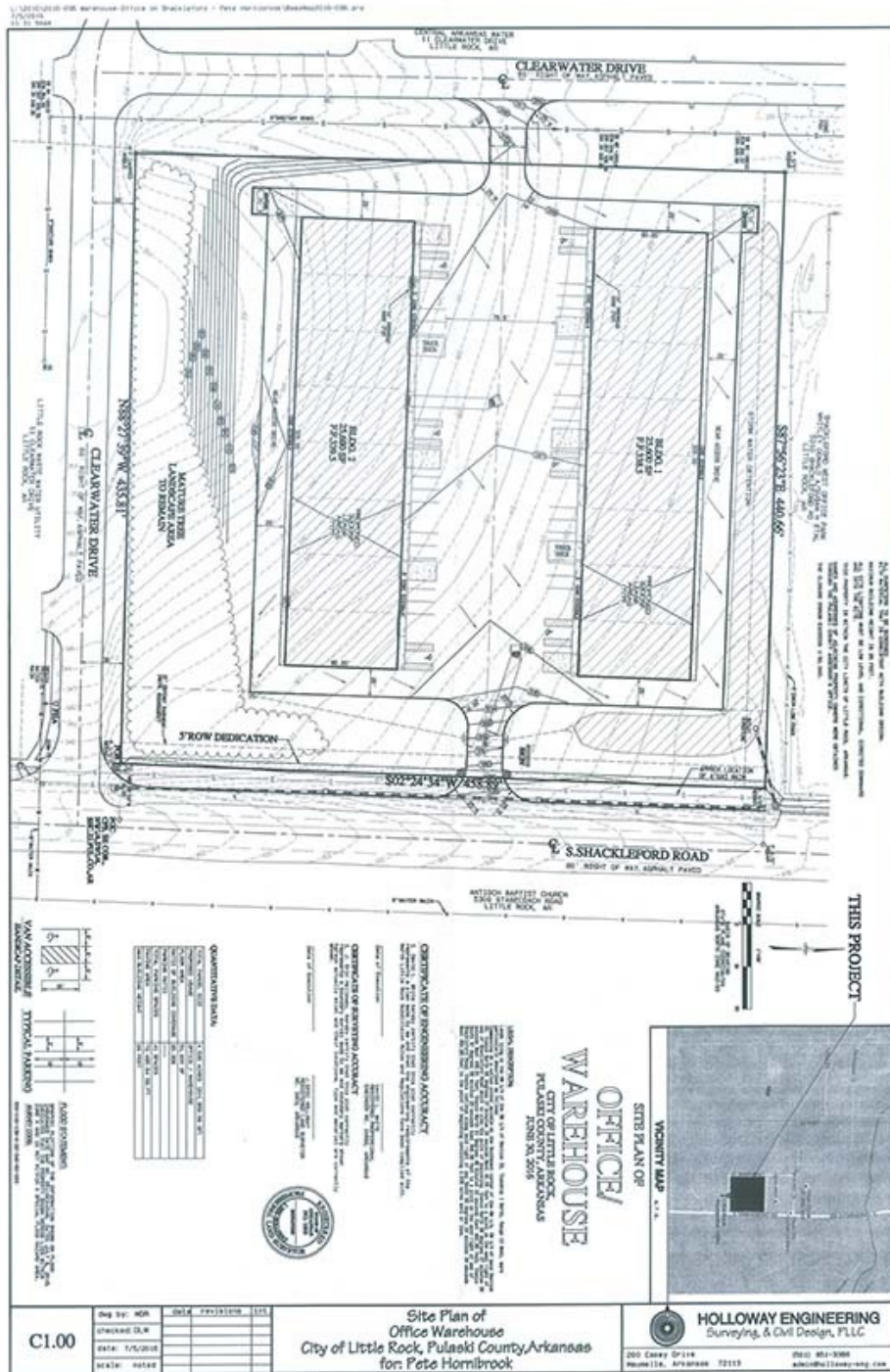
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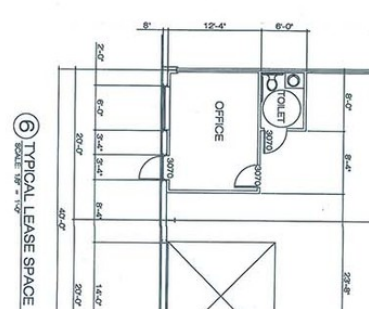
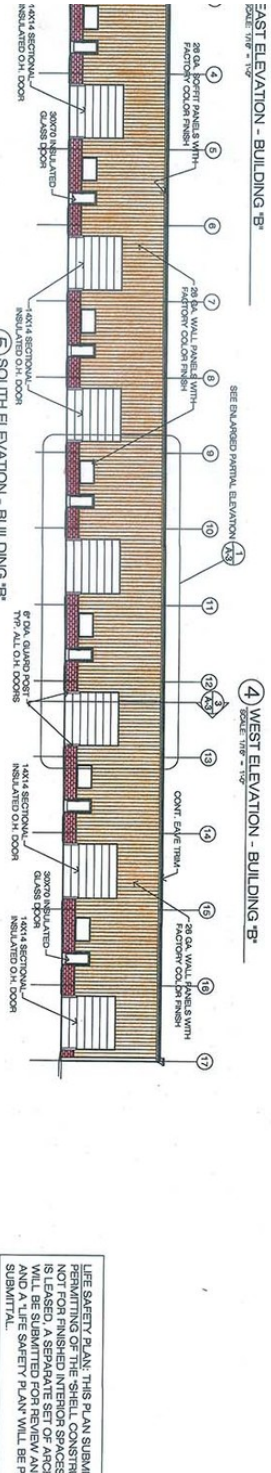
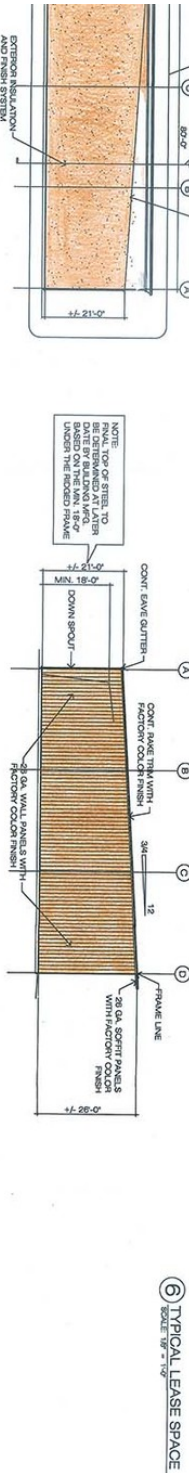
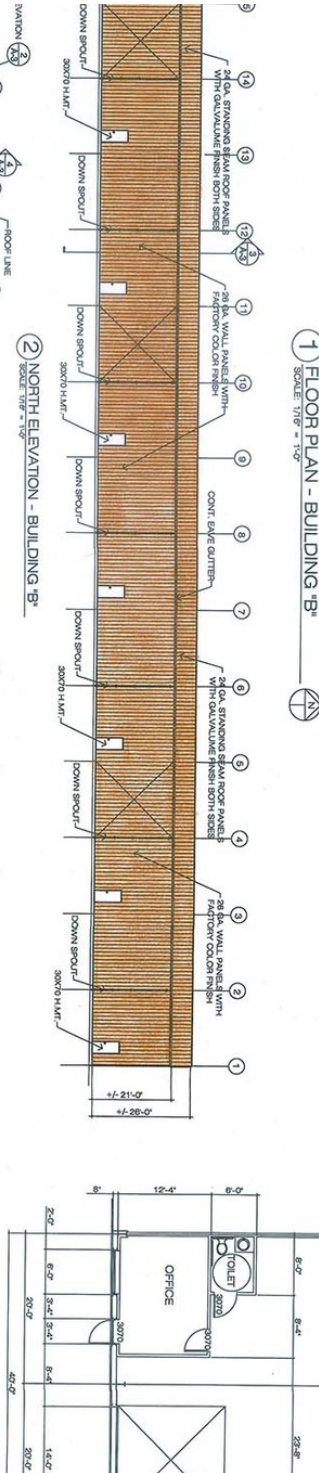
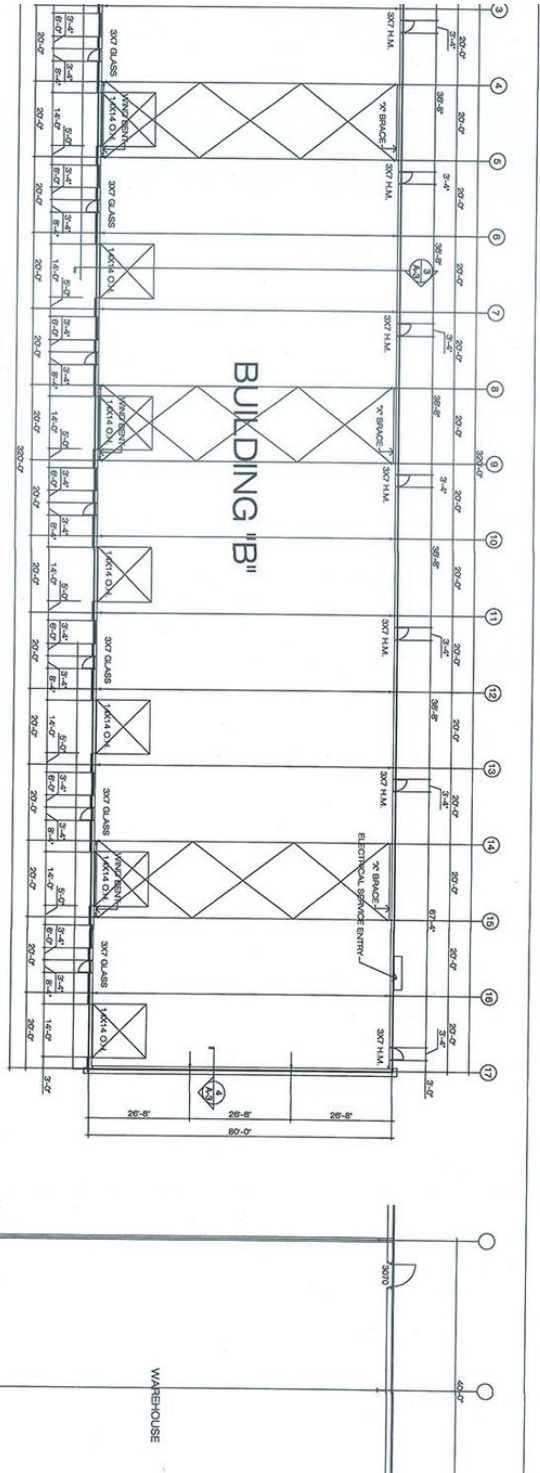


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LIFE SAFETY PLAN: THIS PLAN SUBMITTANT PERMITTING OF THE SHELL CONSIDER THE PERMITTED INTERIOR SPACES TO BE USED AS OFFICE SPACES WILL BE SUBMITTED FOR REVIEW AND A LIFE SAFETY PLAN WILL BE SUBMITTED FOR REVIEW AND A LIFE SAFETY PLAN WILL BE PERMITTED.

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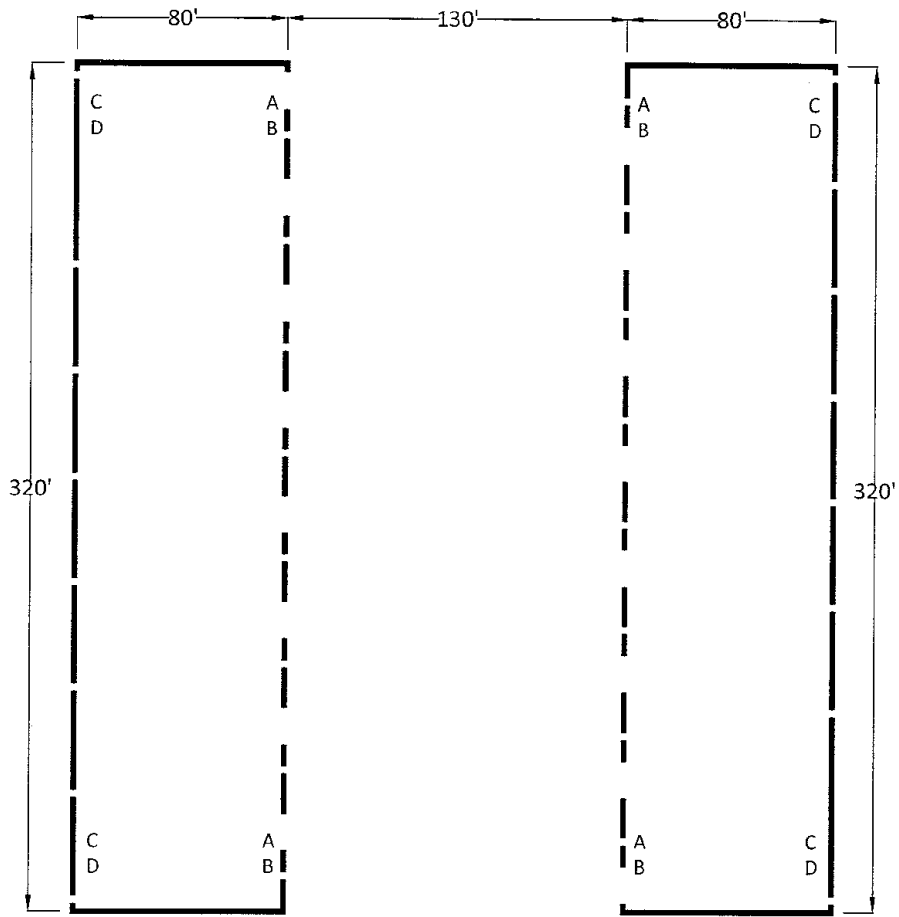
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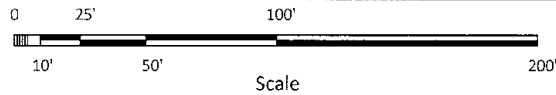




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For further information contact:
 Arkansas Economic Development Commission
 (501)-682-7311



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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