

## Bulk Storage/ Distribution/Flex

### For Lease

Space 1 — 175 SF

Space 2 — 2,750 SF

Space 3 — 47,000 SF (divisible)

Space 4 — 16,000 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.



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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 ramp
- Built-in racking

## LEASE HIGHLIGHTS

- **Spaces 1** Leasable SF: 175—**Negotiable**  
Restroom Access  
Climate-controlled  
Use: Storage/Office
- **Space 2** Leasable SF: 2,750—**Negotiable**  
Private Restroom  
Climate-controlled  
Use: Flex
- **Spaces 3** Leasable SF: 47,000 (Divisible)—**Negotiable**  
Use: Storage
- **Space 4** Leasable SF: 16,000 (Yard)—**Negotiable**  
Well lit with multiple nightwatchers  
220v 3-phase hookup

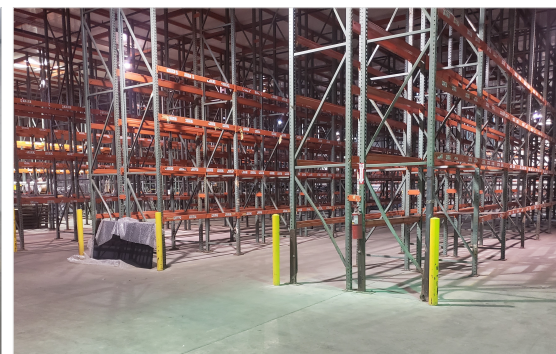
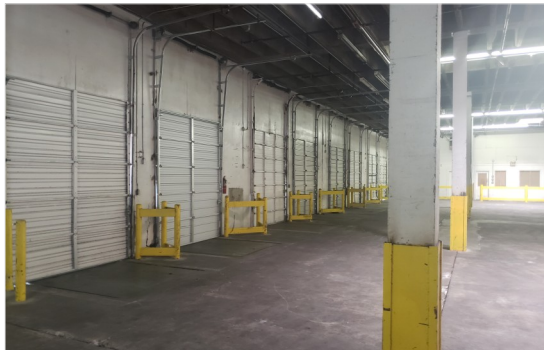
## LOCATION HIGHLIGHTS

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





# PROPERTY PHOTOS





# AERIAL MAP



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# EXISTING FLOOR PLAN

