



Central Commerce Center **For Lease: New Industrial/Tilt-Wall Distribution Development with Interstate 40 Frontage**

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Little Rock, AR 72202
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Plug & Play Professional Industrial Business Park

90,720
Contiguous SF Available



**ESFR
Sprinkler
System**



**32-Foot
Clear Height**



**Dock Doors/
Drive-in Ramps**



**Spec. Finished
Office Build-Outs**



**New
Construction**



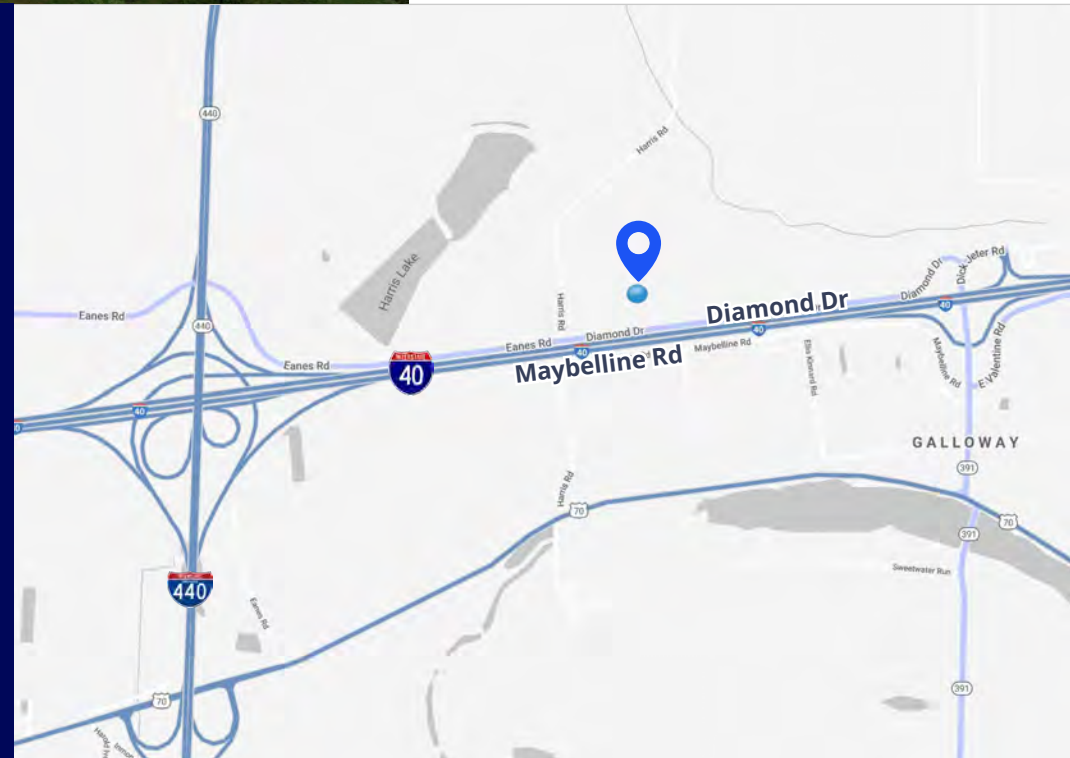
**Convenient
Interstate
Access**



**Port of Little
Rock 12 Min.
Drive**



**Little Rock Airport
12 Min. Drive**







BUILDING SPECIFICATIONS

Net rent	\$7.50/SF, NNN
Term	5 year minimum
Year built	2022
Building type	Tilt-wall construction
Available space	22,680 - 90,720SF
Excess land	Available for yard or future expansion
Features	Speculated finished office build-outs and dock levelers

CENTRAL COMMERCE CENTER

A brand new tilt-wall industrial business park with outstanding access to primary arterials for interstate commerce and logistics. Central Commerce Center features convenient truck court access, abundant dock high loading, desirable clear height and clear span, dock levelers, speculated finished office build-outs and an interstate signage opportunity. Interstate frontage and visibility, and additional land available for yard or future expansion.

THE AREA

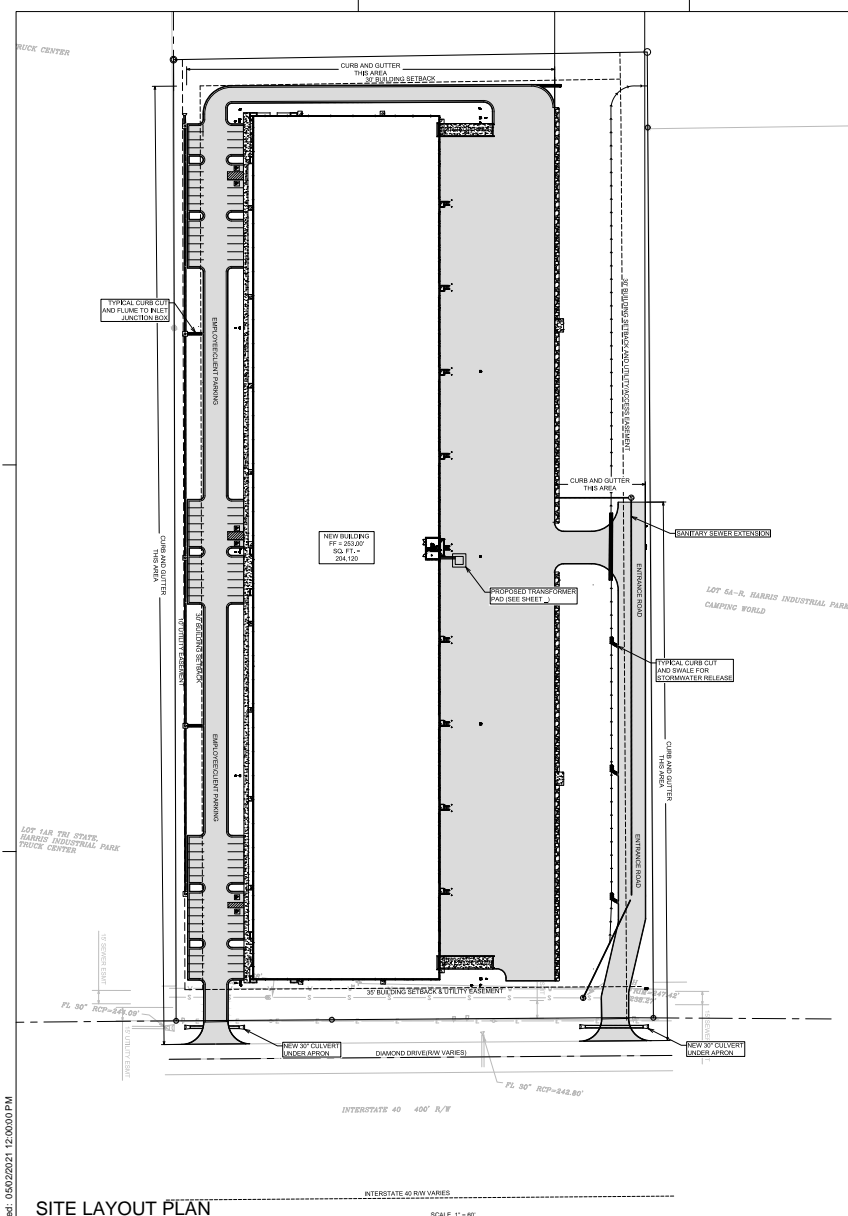
The I-40 Galloway exit in North Little Rock has been a long-time established hub for industrial distribution and has continued to see improved connectivity and growth over the last several years. The close proximity to the Port of Little Rock and Bill & Hillary Clinton National Airport make this location strategic for interstate commerce.

THE REGION

Located in the heart of the state and the nation, the I-40 & I-30 interchange connects America from Dallas, TX, to Memphis, TN, to Oklahoma City, OK and beyond. Immediate access to I-40, I-440, I-30, US 67/167, I-630, and I-530.

\$7.50
PSF, NNN

SITE LAYOUT PLAN



LEGAL DESCRIPTION

PART OF THE W1/2 OF THE SW1/4, SECTION 24, TOWNSHIP 2 NORTH, RANGE 11
COUNTY ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5A-R, BEING SHOWN ON PLAT INSTRUMENT NUMBER 200507259, IN THE WESTERLY OF PULASKI COUNTY, ARKANSAS, CONTAINING SOUTH 07°21'48" EAST ALONG THE RIVER TO THE LINE OF SAID LOT 5A-R, 105.50 FEET TO THE NORTHEAST CORNER OF LOT 5A-R, THENCE SOUTH 82°35'12" WEST, A DISTANCE OF 30.32 FEET TO THE RIVER MONUMENT ALONG DIAMOND DRIVE, THENCE SOUTH 82°35'12" WEST, A DISTANCE OF 322.48 FEET; THENCE SOUTH 82°35'12" WEST, A DISTANCE OF 175.14 FEET; THENCE NORTH 07°09'12" WEST ALONG THE EASTERLY LINE OF LOT 5A-R, SHOWN ON PLAT OF RECORD AS INSTRUMENT NUMBER 200603373, IN THE WESTERLY OF PULASKI COUNTY, ARKANSAS, A DISTANCE OF 1081.33 FEET; THENCE NORTH 07°09'12" WEST, A DISTANCE OF 53.04 FEET TO THE NORTHEAST CORNER OF LOT 5A-R, BEING SHOWN ON PLAT OF RECORD AS INSTRUMENT NUMBER 200507259, IN THE WESTERLY OF PULASKI COUNTY, ARKANSAS, BEING THE POINT OF BEGINNING CONTAINING 43.31 ACRES MORE OR LESS.

GENERAL CONSTRUCTION NOTES

A. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGES OCCURRING TO ANY PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT. SAID CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT PROPERTY DAMAGE.

B. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL SOLELY AND COMPLETELY BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND BE LIMITED ONLY BY THE FOLLOWING:

C. THE DUTY OF CENTRAL ARKANSAS WATER TO CONDUCT CONSTRUCTION INSPECTIONER REVIEWS OF THE CONTRACTOR'S PERFORMANCE IS NOT AN INSPECTION OR REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

D. ALL WATER AND SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS TO THE CITY OF NORTH LITTLE ROCK'S, CENTRAL ARKANSAS WATER, AND LITTLE ROCK WATER RECLAMATION AUTHORITY'S STANDARD

E. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT

F. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

G. PRIOR TO INSTALLATION OF ANY UTILITIES, THE CONTRACTOR IS TO EXCAVATE, VERIFY AND CALCULATE ALL CROSSINGS AND INFORM ANY AND ALL UTILITY COMPANIES OF ANY CONFLICTS PRIOR TO CONSTRUCTION.

H. CONSTRUCTION SHALL NOT START ON ANY WATER UTILITY TIE-INS UNTIL APPROVAL IS GIVEN BY CENTRAL ARKANSAS WATER. SAID CONTRACTOR SHALL NOT OPERATE ANY VALVE, HYDRANT OR WATER UTILITY APPURTENANCE NOR SHALL HE ATTACH TO OR TAP ANY WATER UTILITY MAIN WITHOUT APPROVAL. THE CONTRACTOR SHALL BEAR THE COST AND CONSEQUENCE OF ANY DISRUPTION OF UTILITY OPERATION CAUSED BY ANY CONSTRUCTION.

1. FIBER OPTIC CABLE ON AND/OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE

FIBER OPTIC CABLES OR OTHER OR ADJACENT TO THIS SITE WERE NOT LOCATED BY THE SURVEY AND ARE NOT SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY FIBER OPTIC CABLES ASSOCIATED WITH THIS SITE AND TAKE ALL NECESSARY AND REQUIRED PRECAUTIONS TO PROTECT ANY EXISTING FIBER OPTIC CABLES. CONTRACTORS SHALL COORDINATE ALL EFFORTS WITH OWNER OF FIBER OPTIC CABLES OR THEIR DESIGNATED REPRESENTATIVE.

- J. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "ONECALL" SERVICE TO MARK ALL UTILITIES PRIOR TO ANY DEMOLITION, EARTHWORK, OR UTILITY WORK ON THIS SITE.
- K. THE RISER SHALL BE INSTALLED PRIOR TO PRESSURE TESTING AND BACTERIOLOGICAL SAMPLING WILL BE CONDUCTED UP TO THE BACKFLOW DEVICE PER THE ARKANSAS DEPARTMENT OF HEALTH AND CENTRAL ARKANSAS WATER.
- L. THE THRUST BLOCKING FOR THE RISER SHALL BE VISUALLY INSPECTED BY A CENTRAL ARKANSAS WATER ENGINEERING TECHNICIAN.

M. WATER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET FROM ALL SEWER LINES EXCEPT FOR CROSSINGS. THE WATER LINE SHALL PASS ABOVE THE SEWER LINE WITH A MINIMUM OF 18" OF VERTICAL SEPARATION AND MAINTAIN A MINIMUM

GROUND COVER OF 30" ABOVE THE WATER LINE. WHERE 18" OF VERTICAL SEPARATION AND 30" OF GROUND COVER CANNOT BE MAINTAINED OR WHERE THE WATER LINE OR THE SEWER LINE SHALL BE ENCASED AS PER ADH AND CAW REQUIREMENTS, A MINIMUM OF 6" CLEARANCE SHALL BE MAINTAINED BETWEEN THE ENCASEMENT PIPE AND THE ENCASED LINE.

SITE NOTES

1. **IS TOTAL PARKING SPACES PROVIDED (INCLUDING 6 ADA SPACES)**
2. **WHAT PERCENT DEVELOPMENT AREA +33.32 ACRES RATIO**
3. **PROPERTY ZONED 12**
4. **ALL SETBACKS MUST MEET CITY OF NORTH LITTLE ROCK REQUIREMENTS**
5. **ALL DIMENSIONS ARE TO THE BACK OF CURB**
6. **PAVING TO PUBLIC, AND PRIVATE PROPERTY TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REMAIED BY THE RESPONSIBLE PARTY FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY**
7. **REPAIR, REPLACE, OR EXTEND EXISTING DRIVE OR MISSING CURB AND GUTTER, SIDEWALK, RAMPS, OR CONCRETE APRONS WITHIN 10 FEET OF DRIVE OR DRIVEWAY**
8. **CONSTRUCTION OF DRIVEWAY SHALL BE IN ACCORDANCE WITH CITY OF NORTH LITTLE ROCK STREET CLOSURE 2001-24-565.050 FOR IMPROPERLY PLACED ANY WORK IN THE PUBLIC RIGHT-OF-WAY OR FOR THE CONSTRUCTION OF DRIVEWAY FOR ON-STREET CLARIFICATION OF REQUIREMENTS FOR DRIVEWAY TO COMMERCIAL WORK, FAILURE TO DO SO CAN RESULT IN REMOVAL OF ANY IMPROPERLY PLACED CURB OR ASPHALT AT THE OWNER'S EXPENSE**
9. **ALL SIGNAGE, PAVEMENT MARKINGS, AND/OR LIGHTING SHALL CONFORM TO REQUIREMENTS WHEN IN MANUAL, OF URBAN TRAFFIC CONTROL, DELIVERED AUTOMATIC, MATCHED REQUIREMENTS THAT PARKING SPACES BE MARKED IN WHITE, CONTACT CITY OF NORTH LITTLE ROCK FOR SIGNAGE REQUIREMENTS**

OWNER/DEVELOPER: CENTRAL
1 ALLIED DRIVE
LITTLE ROCK, ARKANSAS 72202

ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022

UTILITIES

SANITARY SEWER:
NORTH LITTLE ROCK WASTEWATER
77400BAUCOM PIKE

WATER:

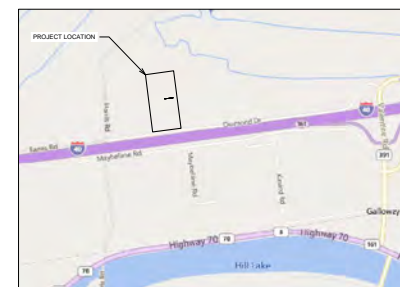
CENTRAL ARKANSAS WATER
211 EAST CAPITOL
LITTLE ROCK, AR, 72202
501-372-5161

ELECTRIC:
NORTH LITTLE ROCK ELECTRIC DE
120 MAIN ST

NORTH LITTLE ROCK, AR 72114
(501) 975-8888

NATURAL GAS:

CENTERPOINT ENERGY
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
501-425-0409



VICINITY MAP

SCALE 1" = 100'

FLOODPLAIN CERTIFICATION

This property lies within Zone AH & X having a BFE of 244.00' according to FEMA Map Panel No. 05119C0370Q, effective July 6, 2015.

ENGINEER/SURVEYER

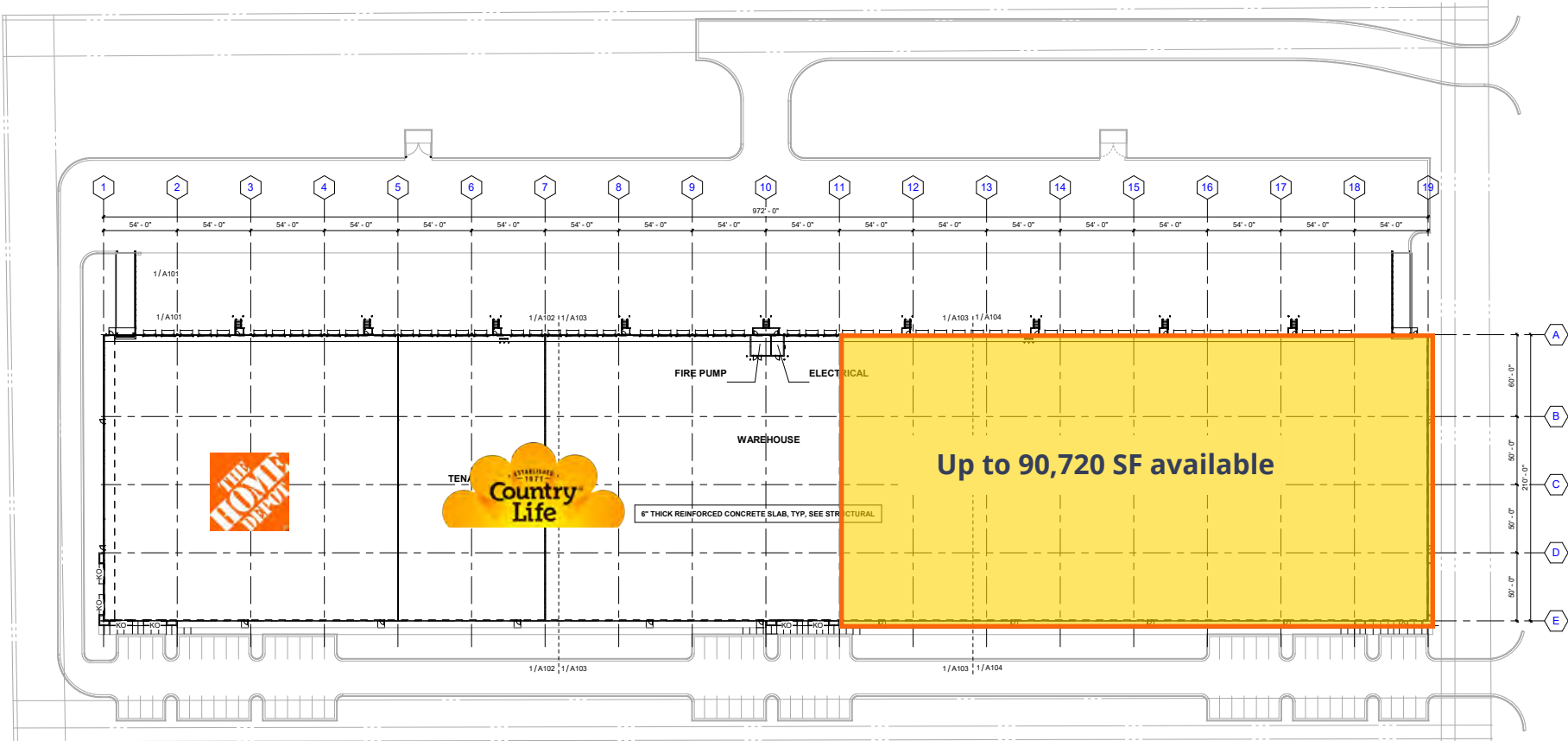
SURVEYOR: JOHNSTON SURVEYING, INC
37027 HWY 300
ROLAND, AR 72135

ENGINEERS: PHILLIP LEWIS ENGINEERING, INC.
23620 INTERSTATE-30
BRYANT, ARKANSAS 72022

NAME OF SUBDIVISION: HARRIS INDUSTRIAL PARK
ZONING CLASSIFICATION: L2 INDUSTRIAL

ZONING CLASSIFICATION: P-2 INDUSTRIAL

Floor Plan

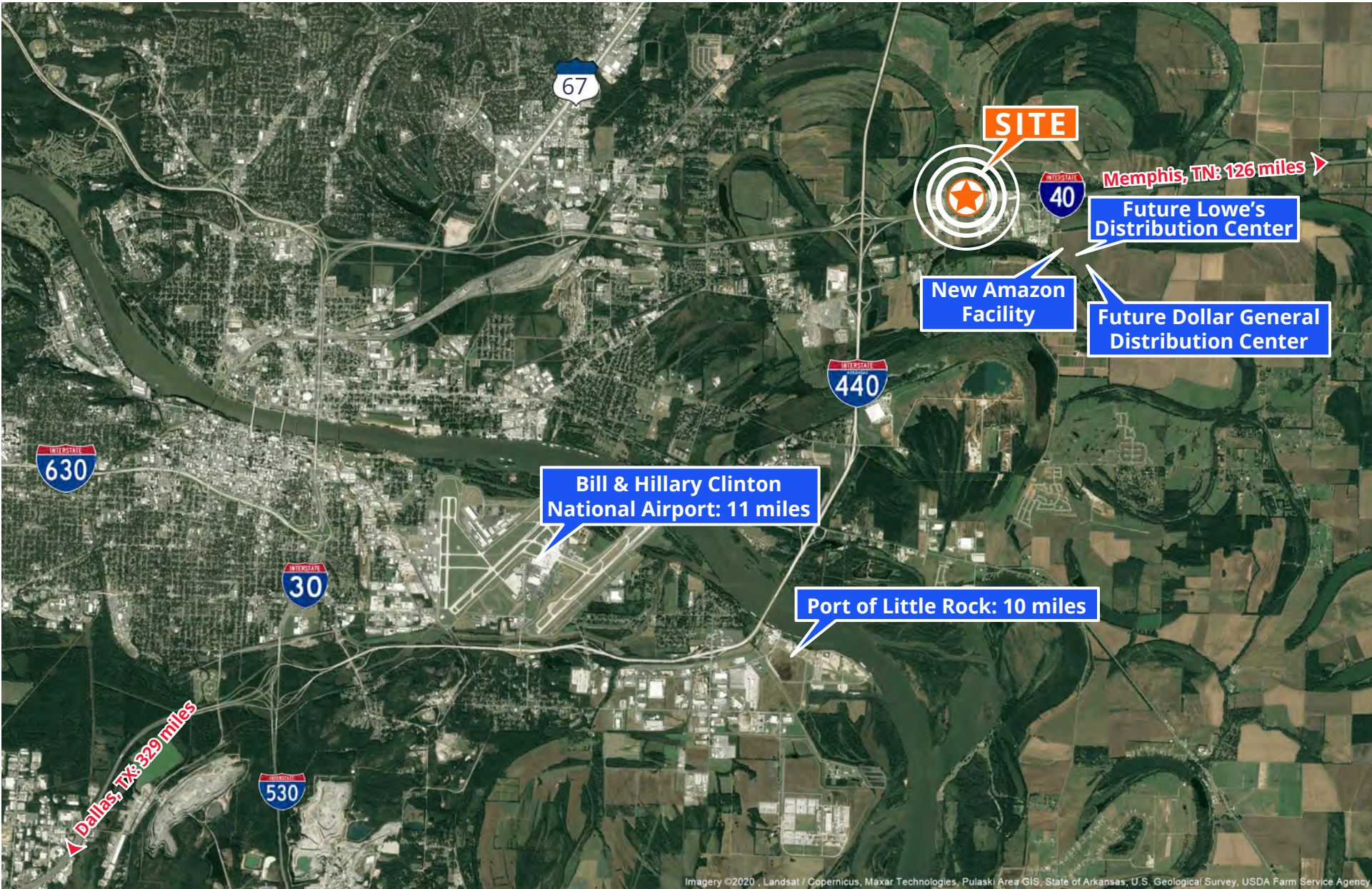


1 OVERALL FLOOR PLAN- MKT
P202 SCALE: 1" = 40'-0"

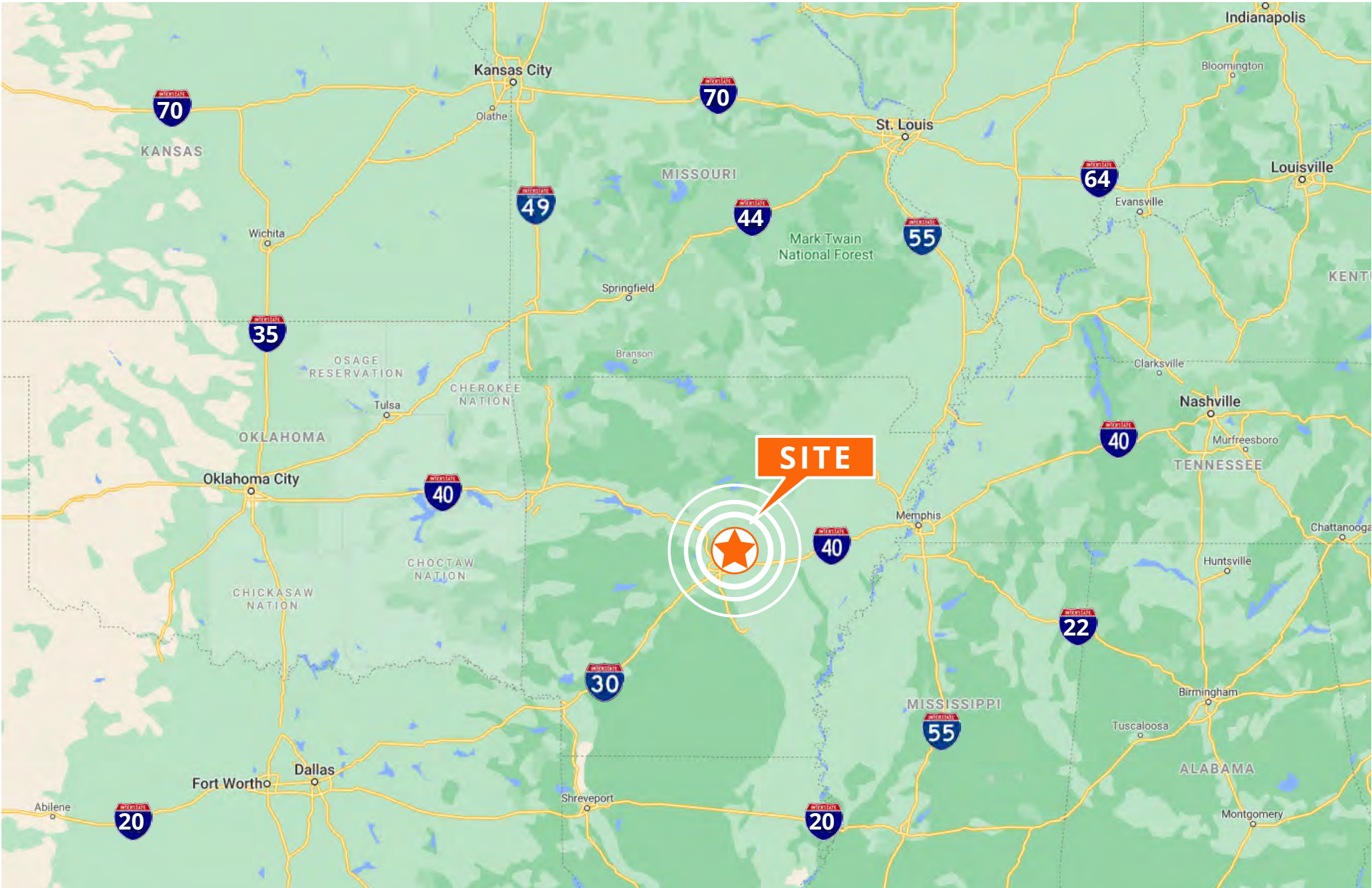
Neighborhood Map



City Map



Interstate Connections





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