

INDUSTRIAL BUILDING FOR LEASE

2000 E ROOSEVELT RD LITTLE ROCK, AR 72206



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

2000 E ROOSEVELT RD | LITTLE ROCK, AR 72206

BUILDING SIZE	37,314 ± SF
SITE AREA	2.06 ± AC
LEASE RATE	\$4.99/SF NNN
DOCKS	5
DRIVE-INS	1
CLEAR HEIGHT	16'

PROPERTY HIGHLIGHTS

- New roof installed November 2024
- Space includes 3 offices, showroom, training room, break room, and multiple storage closets
- Located in a heavy industrial area
- Near Clinton National Airport with easy access to I30, I440, and I630
- 12,000 VPD on E Roosevelt Rd



5,974 TOTAL BUSINESSES



140,795 TOTAL EMPLOYEES



70,280 TOTAL POPULATION



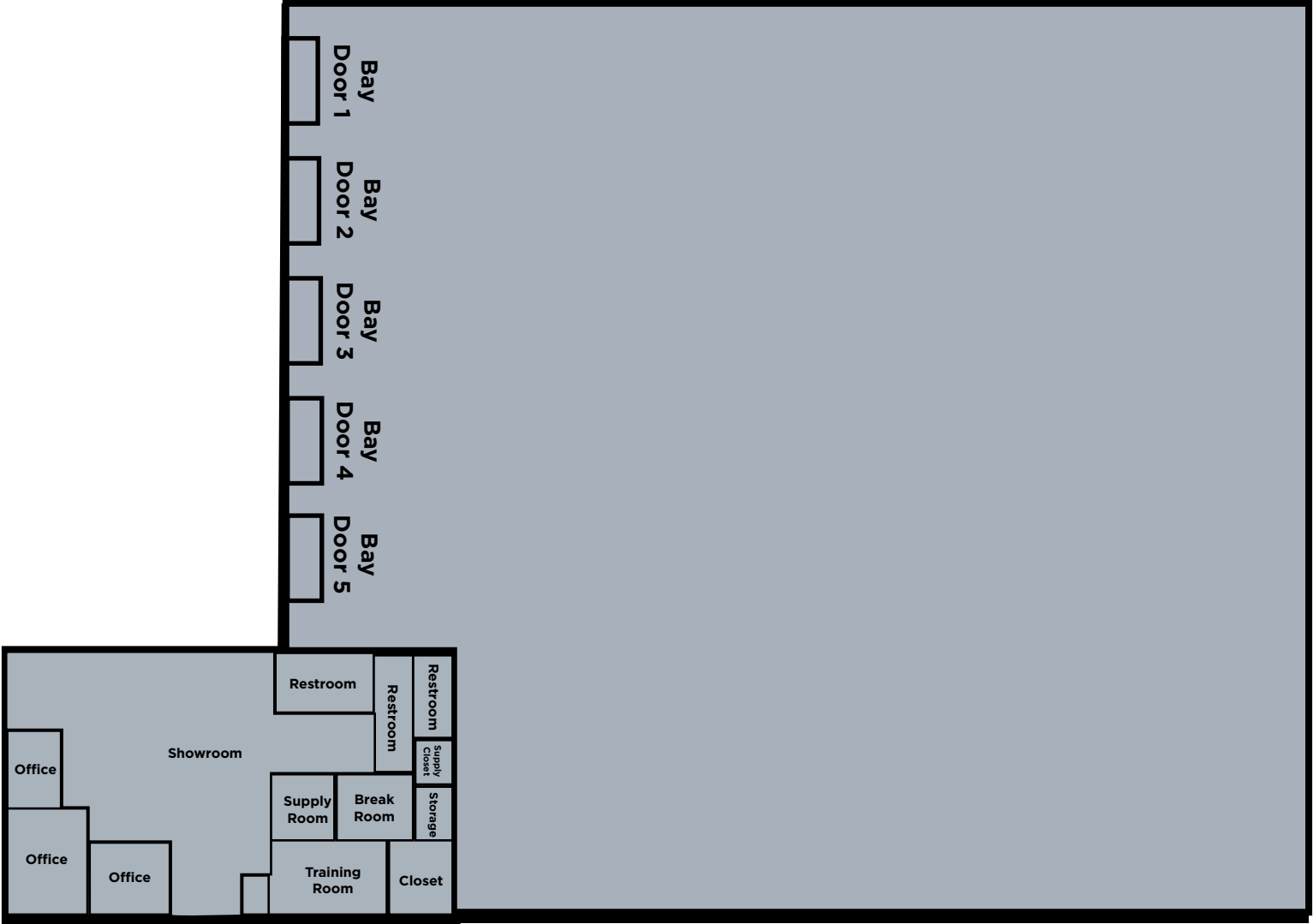
\$70,582 AVG HH INCOME

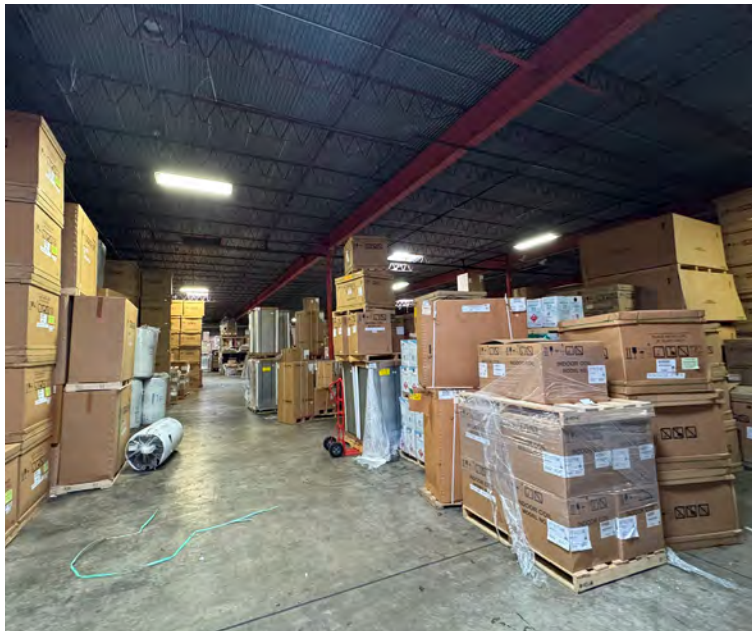
**Demographics based on a 5 mile radius. Source: ESRI*

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BUILDING FLOOR PLAN





SITE AERIAL



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