



FOR SALE OR LEASE

6,360 SF \pm OFFICE/WAREHOUSE
WITH 3,200 SF \pm AVAILABLE FOR LEASE

 7000 CRYSTAL HILL ROAD | NORTH LITTLE ROCK, AR

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

MARK BINGMAN
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



7000 CRYSTAL HILL RD
NORTH LITTLE ROCK, AR

FOR SALE/LEASE

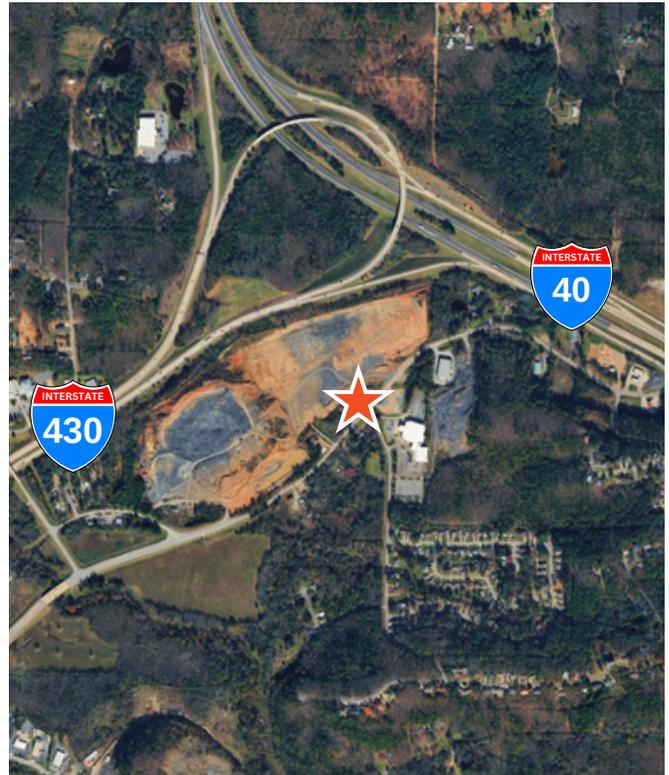
PROPERTY INFORMATION

Available for Sale or Lease! Prime flex office–warehouse opportunity consisting of a 6,360 SF ± building situated on a 0.74-acre lot with strong visibility along Crystal Hill Road and convenient access to I-40 and I-430. The property is partially leased with two income-producing tenants in place, providing immediate rental income. Suites 2 and 3, totaling approximately 3,200 SF ±, are currently vacant and available for lease—offering an excellent opportunity for an owner/user, additional income generation, or a tenant seeking quality flex space in a highly accessible location.

The entire building remains available for sale, presenting a compelling investment with in-place income and lease-up potential. The property features a sprinkler system and a flexible layout suited for a variety of office, warehouse, and service-oriented uses.

**Financial details are available upon execution of a signed confidentiality agreement.*

> SALE PRICE	\$850,000
> LEASE RATE	\$14/SF/YR <i>Modified Gross</i>
> TOTAL SF	6,360 SF ±
> VACANT SF	3,200 SF ± <i>Suite 2 & 3</i>
> LAND AREA	0.74 ACRES ±
> ZONING	C-3



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

MARK BINGMAN

501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



7000 CRYSTAL HILL RD
NORTH LITTLE ROCK, AR

FOR SALE

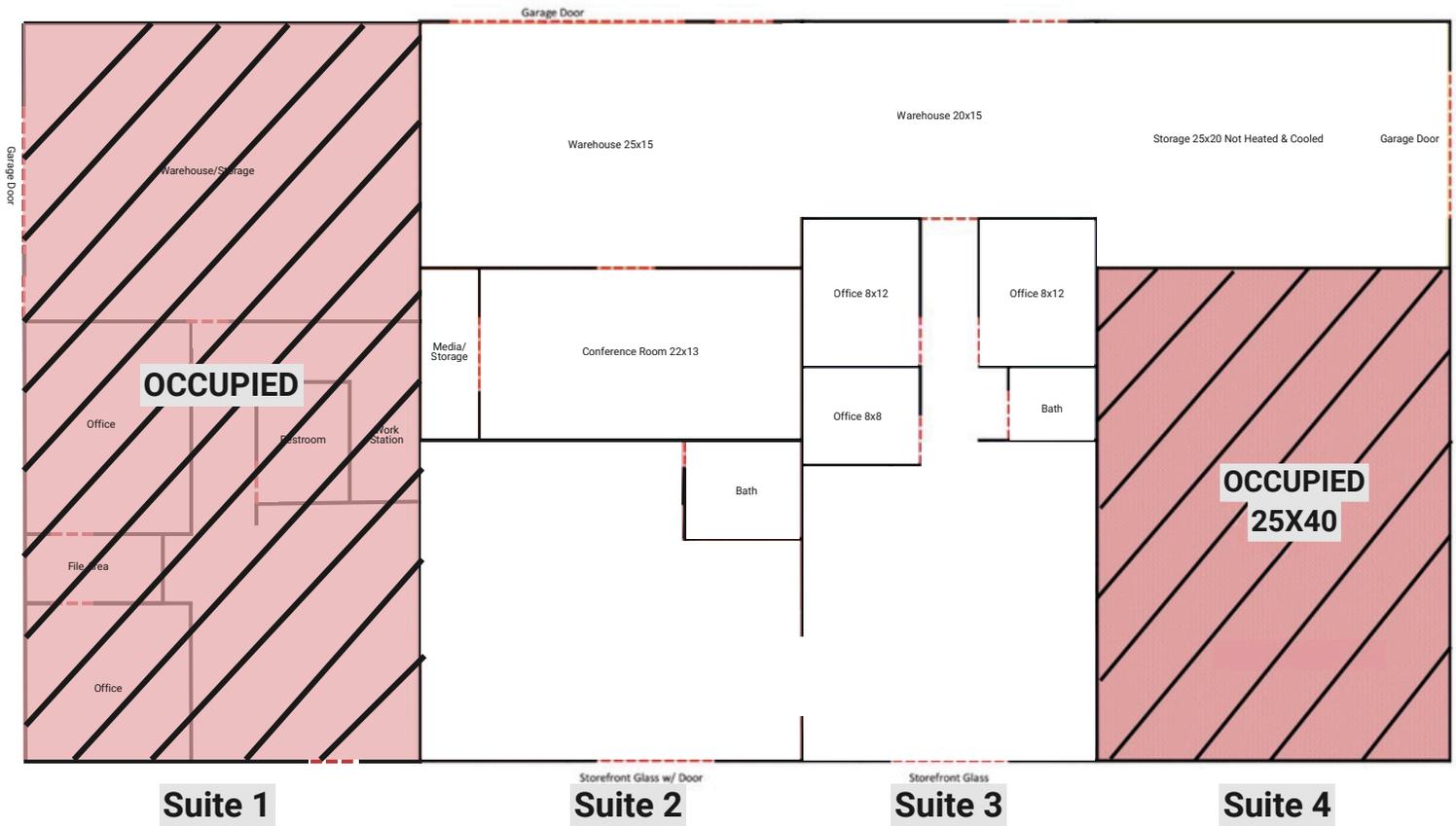


Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

MARK BINGMAN
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



FLOORPLAN



↑ ↑
**Suite 2 & 3 for
3,200 SF + vacant space
Available for Lease**

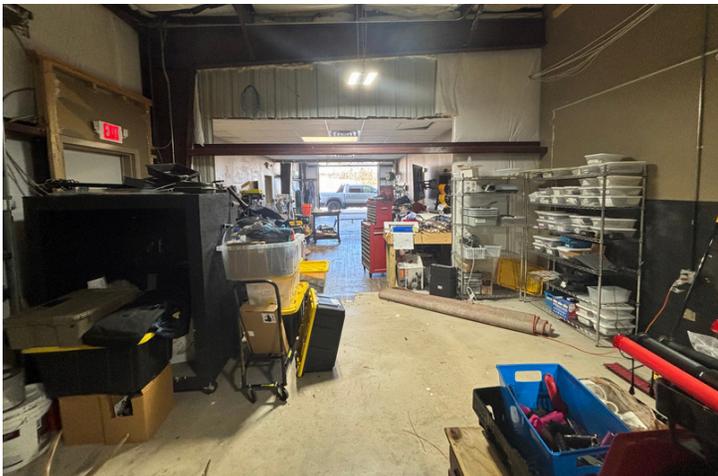
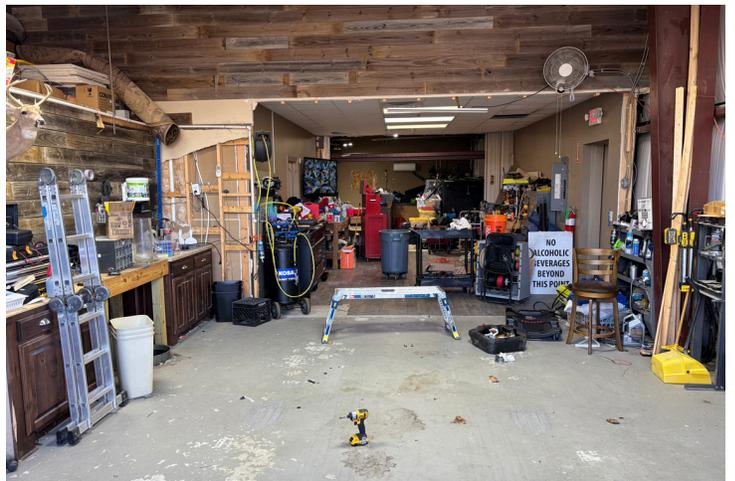
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

MARK BINGMAN
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



7000 CRYSTAL HILL RD
NORTH LITTLE ROCK, AR

FOR SALE



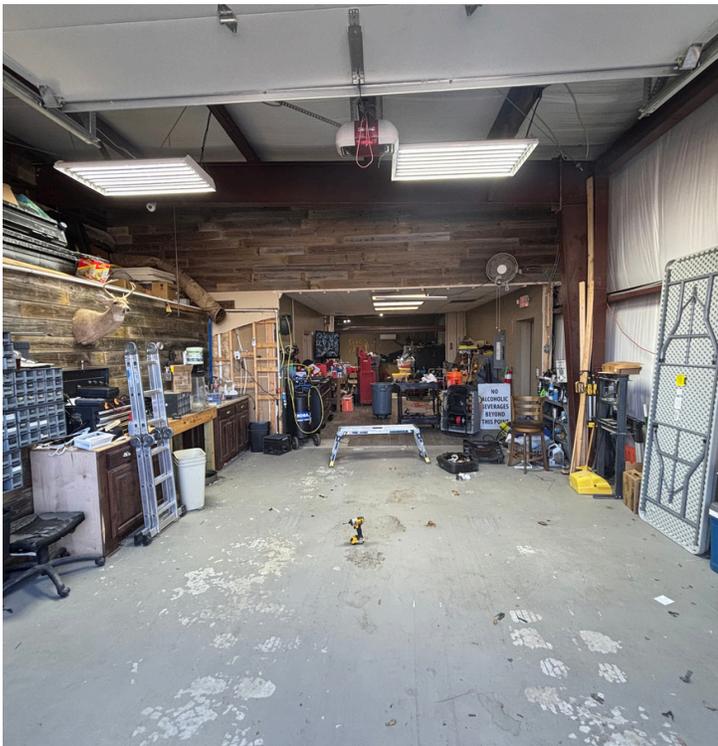
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

MARK BINGMAN
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



7000 CRYSTAL HILL RD
NORTH LITTLE ROCK, AR

FOR SALE



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

MARK BINGMAN
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



7000 CRYSTAL HILL RD
NORTH LITTLE ROCK, AR

FOR SALE



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

MARK BINGMAN

501.680.1707 | WWW.RPMGROUP.COM

MBINGMAN@RPMGROUP.COM

