



COMMERCIAL & INVESTMENT DIVISION

**For Lease**  
**Office/Warehouse**



**Shackleford Warehouse | 5320 S. Shackleford Road | Little Rock**

**OFFERING SUMMARY**

**Suite D:** 3,200 SF +/-

**Suite K:** 3,200 SF +/-

**Lease Rate:** \$9.00 psf +  
\$2.00 psf CAM  
Tenant Pays Utilities

**Lease Term:** 5 years

**Zoning:** I-1 Industrial

**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
- Bay size: 40' x 80'
- Tenant improvements negotiable

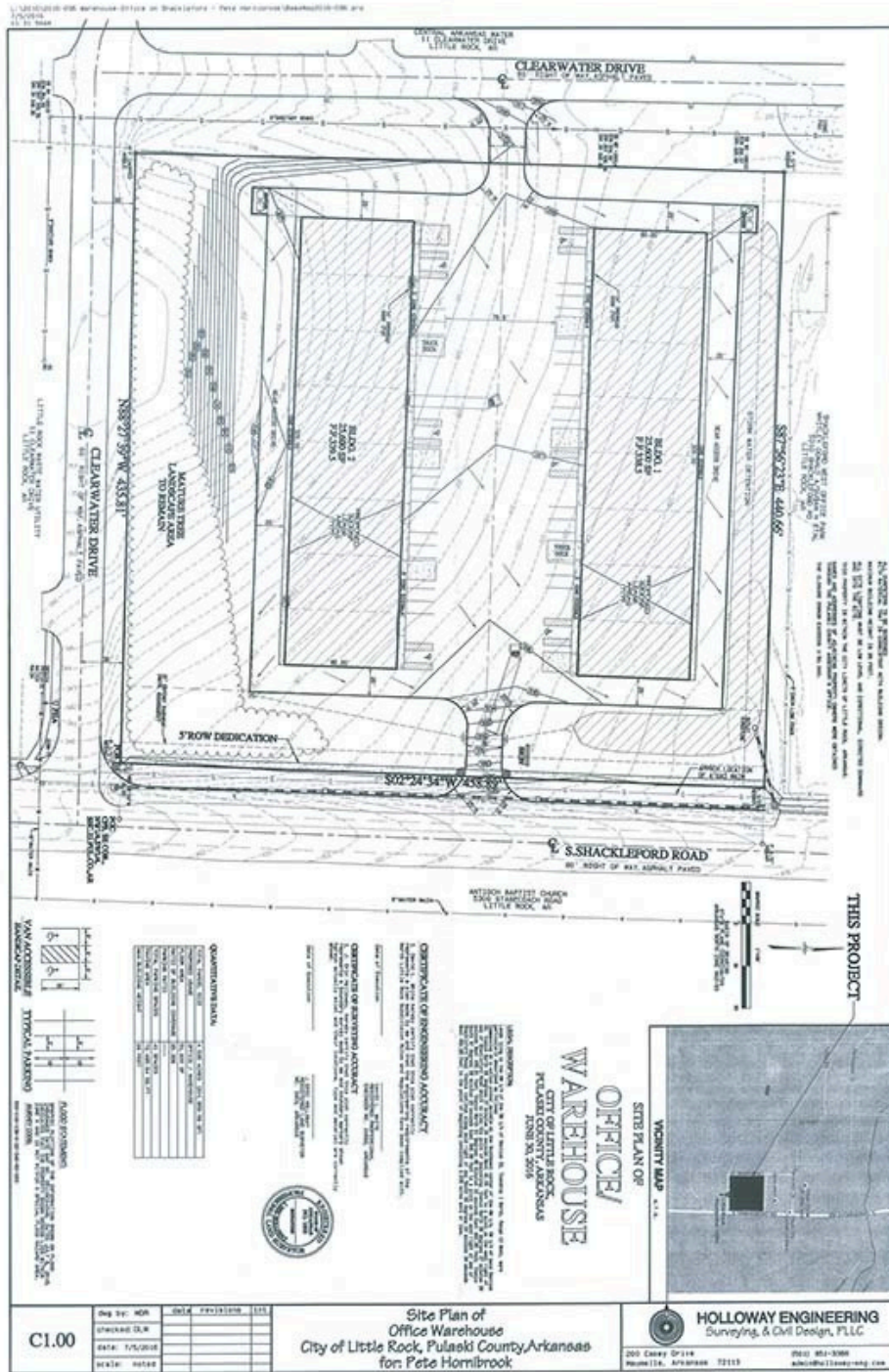
Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

File Num: 99-60-2103

**KYLE PATTON**  
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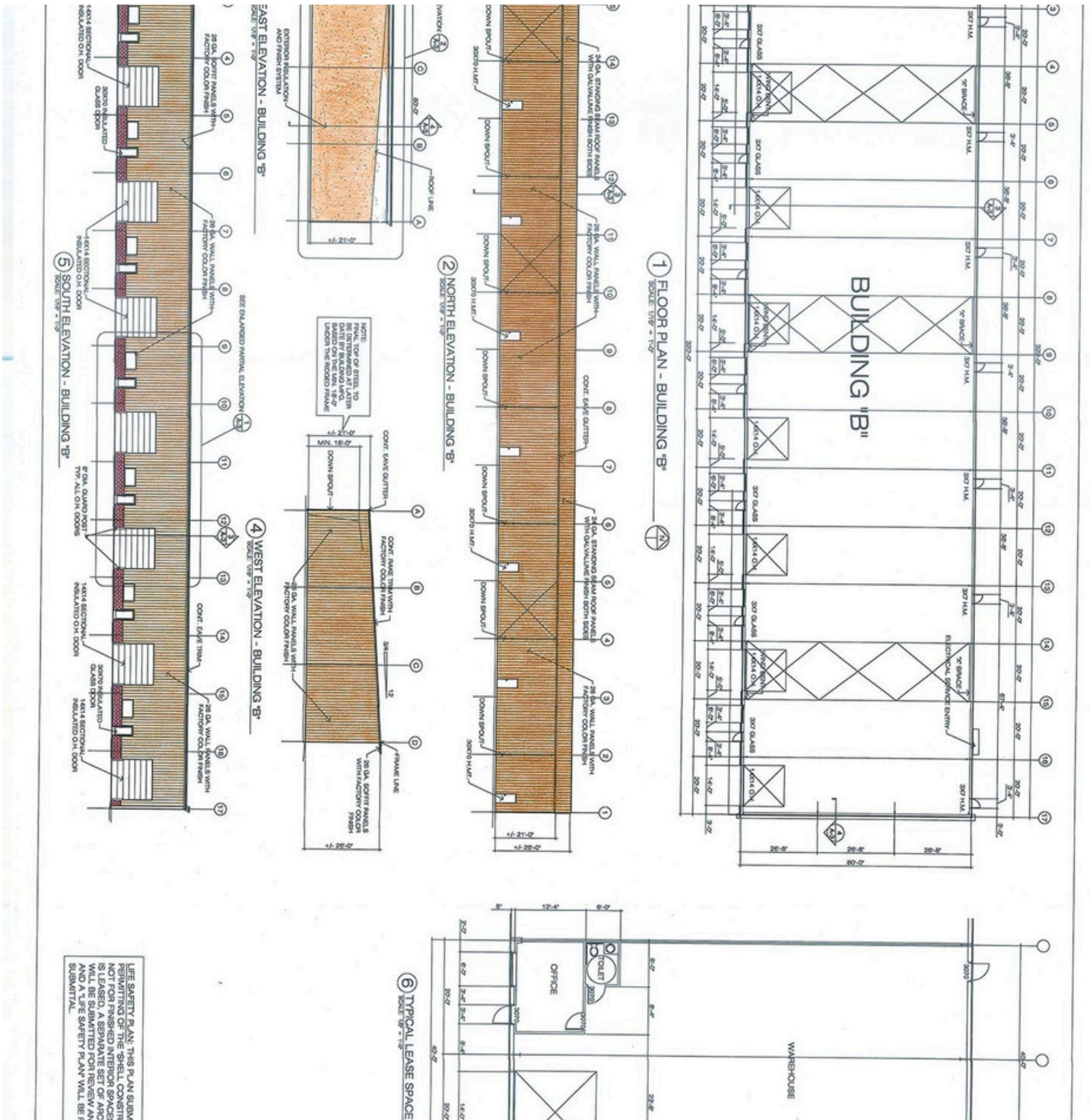




**RPM**  
GROUP

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# Floor Plan



**LIFE SAFETY PLAN:** THIS PLAN SUBMITTING PERMITTING OF THE SHELL CONSISTING OF THE STRUCTURE AND INTERIOR SPACES IS LEASED AND CONSTRUCTION OF THE INTERIOR WILL BE SUBMITTED FOR REVIEW AND A LIFE SAFETY PLAN WILL BE PERMITTED.

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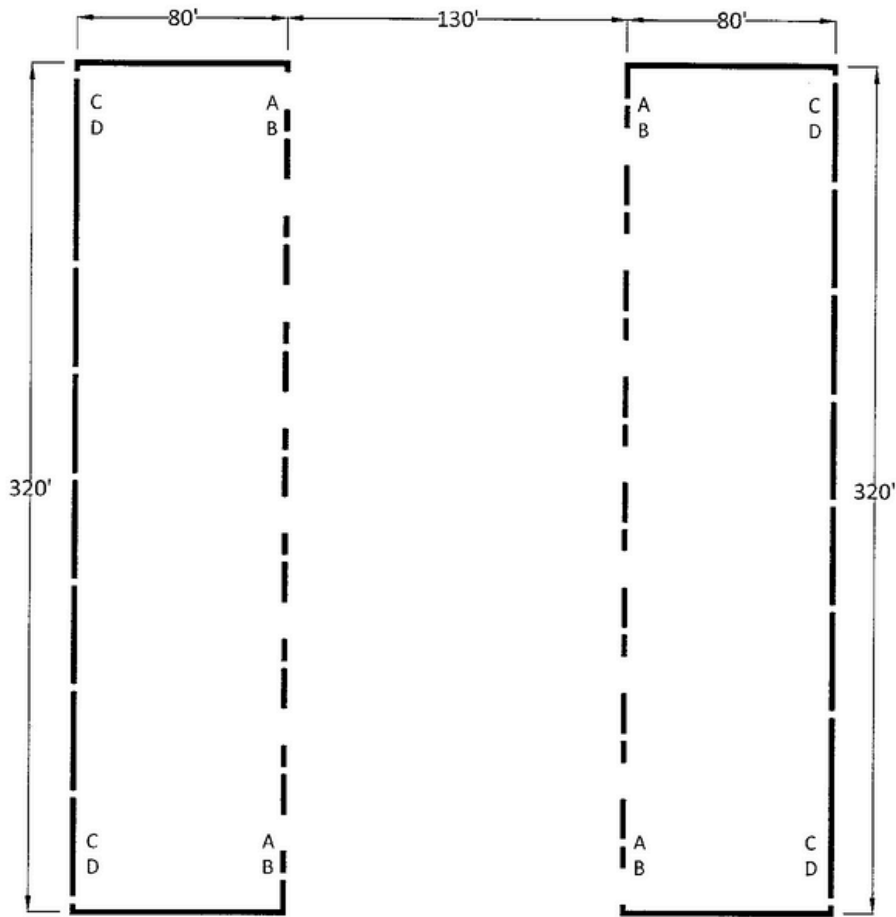
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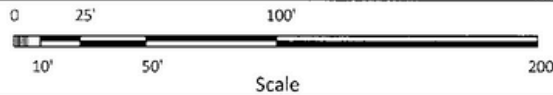


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A 22'4" under beam  
 B 26' between beams  
 C 18'1" under beam  
 D 21' between beams

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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