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±4.91 ACRES FOR GROUND LEASE OR BUILD-TO-SUIT

8417 Hwy 70, North Little Rock, Arkansas



±4.91 ACRES FEATURING
WAREHOUSE/SHOP & OFFICE

H.I.S. Pipeline

Hwy 70
1,800 VPD

CONTACT US TODAY
501.376.6555 | mosestucker.com



Executive Summary

Moses Tucker Partners is pleased to present this ±4.91-acre industrial site in North Little Rock available for Ground Lease or Build-to-Suit. It offers an exceptional opportunity for users seeking strategic access to Central Arkansas's premier transportation and distribution network. Zoned I-3 (Heavy Industrial) and positioned just off the I-440/I-40 interchange, the property features existing office, warehouse, and shop improvements. Located adjacent to Ben E. Keith's distribution hub and within minutes of Amazon, L'Oréal, Lowe's, and Dollar General facilities, the site provides unmatched logistical connectivity—less than 2 minutes to I-440, 5 minutes to the Port of Little Rock and Amazon Fulfillment Center, and 10 minutes to Clinton National Airport. This prime location in an expanding industrial corridor presents a rare opportunity for users and developers looking to capitalize on North Little Rock's growing industrial momentum.



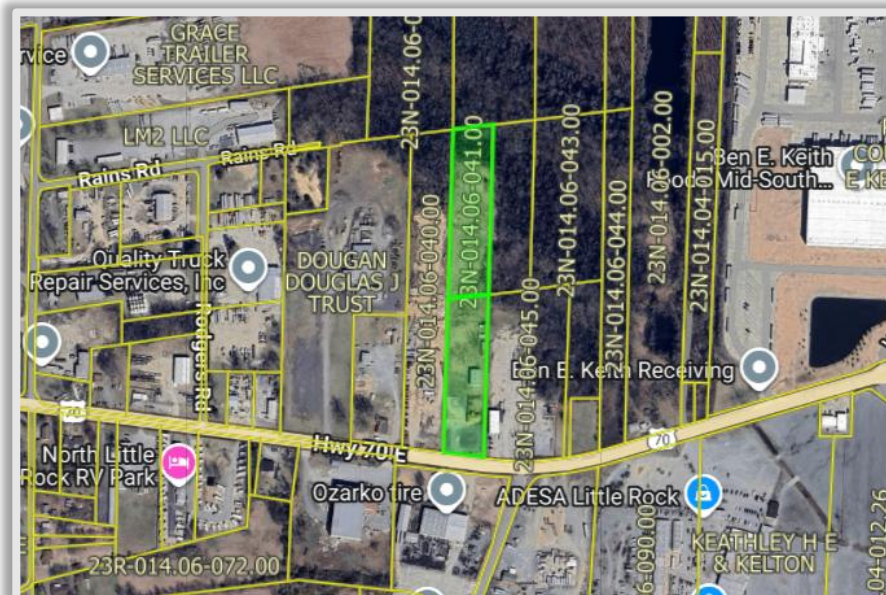
Property Understanding

OVERVIEW

Offering	For Ground Lease or Build-to-Suit
Lease Rate/Type	\$7,500/Month – NNN
Address	8417 Hwy 70, North Little Rock, AR 72117
Property Type	Land with existing improvements <ul style="list-style-type: none"> ±1,008 SF office (1985) ±2,400 SF warehouse (2004)
Lot Size	±4.91 Acres
Zoning	I-3
Traffic Counts	<ul style="list-style-type: none"> I-440 – 57,000 VPD Hwy 70 – 1,800 VPD

PROPERTY HIGHLIGHTS

- **±4.91 Acres with Existing Improvements** — includes an office, warehouse, and shop building, providing immediate functionality for industrial or logistics users
- **Prime North Little Rock Industrial Corridor Location** — positioned just east of the I-440/I-40 interchange, offering unmatched regional connectivity
- **Outstanding Access & Visibility** — frontage along Highway 70 adjacent to Ben E. Keith's regional distribution hub
- **Exceptional Proximity to Key Logistical Hubs** — less than 2 minutes to I-440, 5 minutes to both the Port of Little Rock and the Amazon Fulfillment Center, and under 10 minutes to Clinton National Airport
- **Surrounded by Major Corporate Neighbors** — minutes from facilities operated by Amazon, L'Oréal, Lowe's, and Dollar General
- **Strategic Location for Growth** — situated in an increasingly active industrial corridor with expanding development between the site and I-440
- **Use Cases** – ideal uses for consideration include logistics yard or fleet maintenance, quick-service restaurant (QSR) or c-store, truck or trailer parking, industrial laydown yard, energy/utility use staging
- **Improvements Handling** – existing buildings may be utilized for low-intensity operations or demolished under mutually agreed terms







LOOKING NORTHEAST

I-40/I-440
Interchange



I-440
57,000 VPD



Under Contract
(New Development Announcement Coming Soon)

Hwy 70
1,800 VPD

Ozark Tire

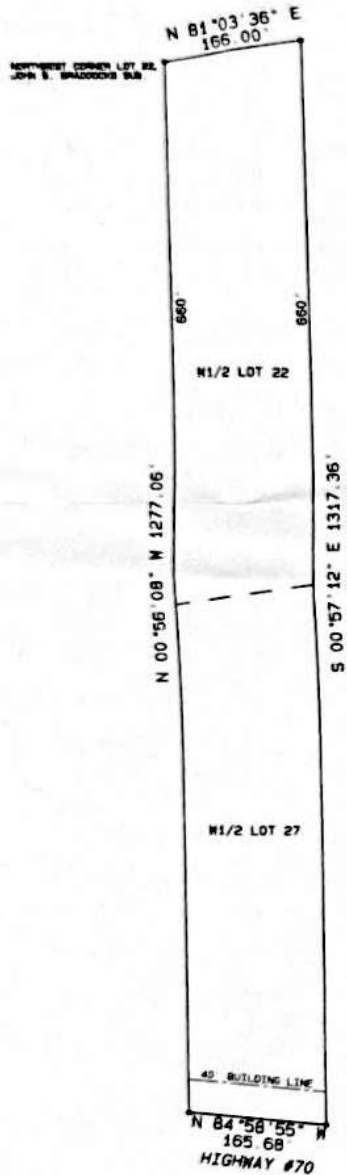
Under Contract

±4.91 ACRES FEATURING
WAREHOUSE/SHOP & OFFICE

H.I.S. Pipeline







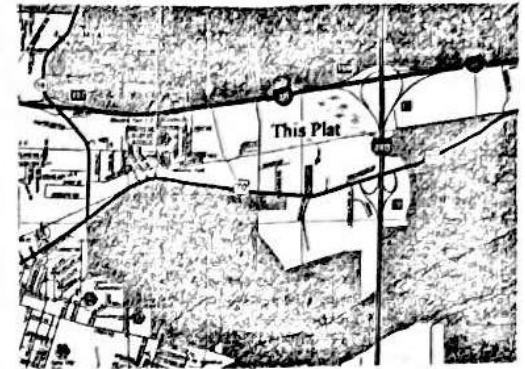
SCALE 1"=100'

0 100 200

DATE : AUGUST 2, 2005

NOTES:

- 1/2 inch rebar set at all corners.
- This property is not located in the 100 year flood plain.
FIRM #050179 0318 C, dated May 16, 1983 for
Pulaski County, Arkansas.
- This property is zoned 'I-3'.



VICINITY MAP N.T.S.

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES L. BUTLER, CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION _____

JAMES L. BUTLER
PROFESSIONAL LAND SURVEYOR
ARKANSAS, #261

CERTIFICATE OF OWNER

I, the undersigned, owner of the real estate shown and described hereon, do hereby certify that I have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with this plat.

Date _____

Owner _____

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE NORTH LITTLE ROCK SUBDIVISION RULES AND REGULATIONS AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE _____

NORTH LITTLE ROCK PLANNING COMMISSION

CERTIFICATE OF RECORDING

THIS DOCUMENT, NO. _____ FILED FOR RECORD _____

IN PLAT BOOK _____ PAGE _____

CLERK _____

FINAL PLAT

LOT A, PRUITT'S ADDITION

TO THE CITY OF NORTH LITTLE ROCK, PULASKI COUNTY, ARKANSAS

BEING A REPLAT OF THE N1/2 OF LOT 22 AND PART OF THE N1/2 OF LOT 27, THAT LIES NORTH OF HIGHWAY #70, OF JOHN S. BRADDOCK'S SUBDIVISION OF SECTION 27, T-2-N, R-11-W, PULASKI COUNTY, ARKANSAS

JAMES L. BUTLER
REGISTERED LAND SURVEYOR
6323 JOHN F. KENNEDY BLVD
NORTH LITTLE ROCK, AR 72116
703-4965 FAX 703-2247

North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-440 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-440 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	9,331	39,768	186,641
Households	3,816	17,181	81,215
Average Age	39.2	41.3	40.3
Average Household Income	\$49,436	\$79,843	\$82,752
Businesses	499	1,757	8,177

**Demographic details based on property location*

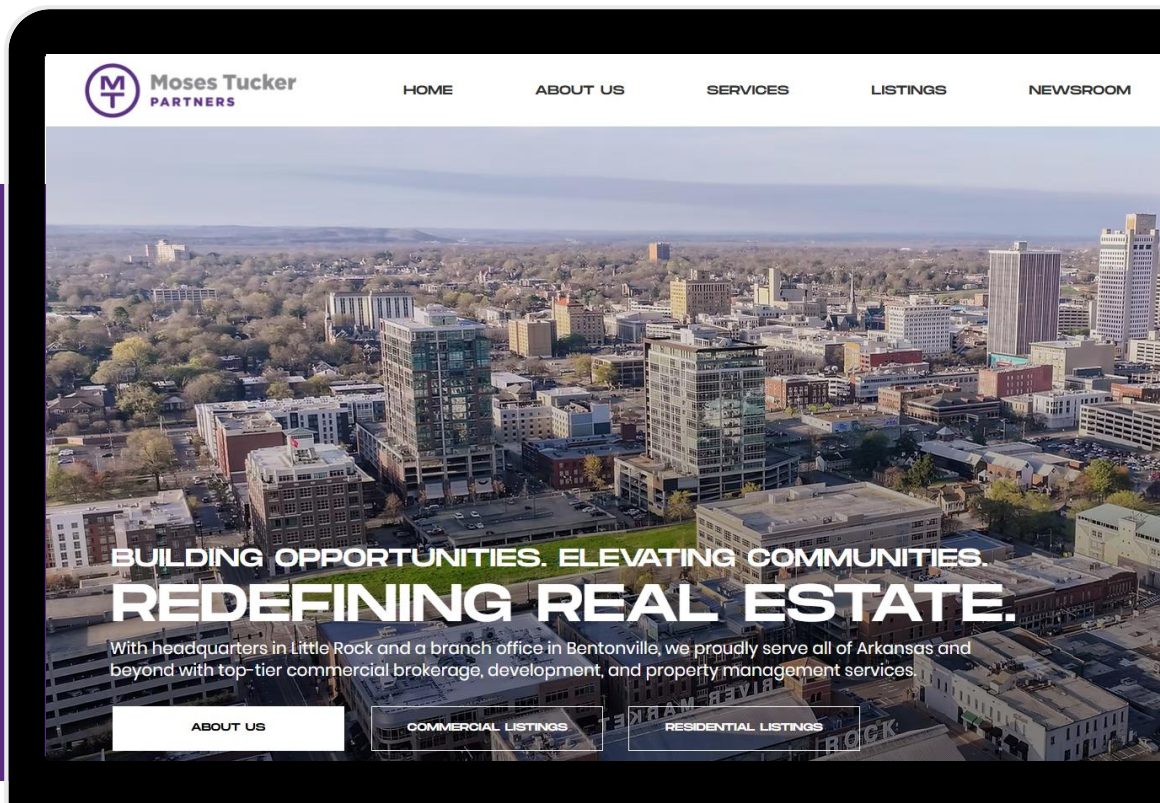
CONNECT

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Fletcher Hanson

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Todd Larson

Economic Development Specialist
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DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.