

Industrial | For Sublease

**CBRE**

# 186,050 SF Contiguous For Sublease

Hot Springs National Park, AR

106 Trooper Drive  
Hot Springs, AR 71913  
[www.cbre.com/littlerock](http://www.cbre.com/littlerock)





## Property Features

- Available for Occupancy January 1, 2024
- Rate Negotiable
- Lease Expiration Date – 3/31/2029
- 2 warehouses connected with internal Ramp
- **± 186,050 SF Warehouse**
- **± 145,000 Expansion in 2017/2018**
- Located in Mid-America Park Industrial
- 8 Docks
- 2 Drive Ins
- 24' Clear



## Floor space



## Loading docks

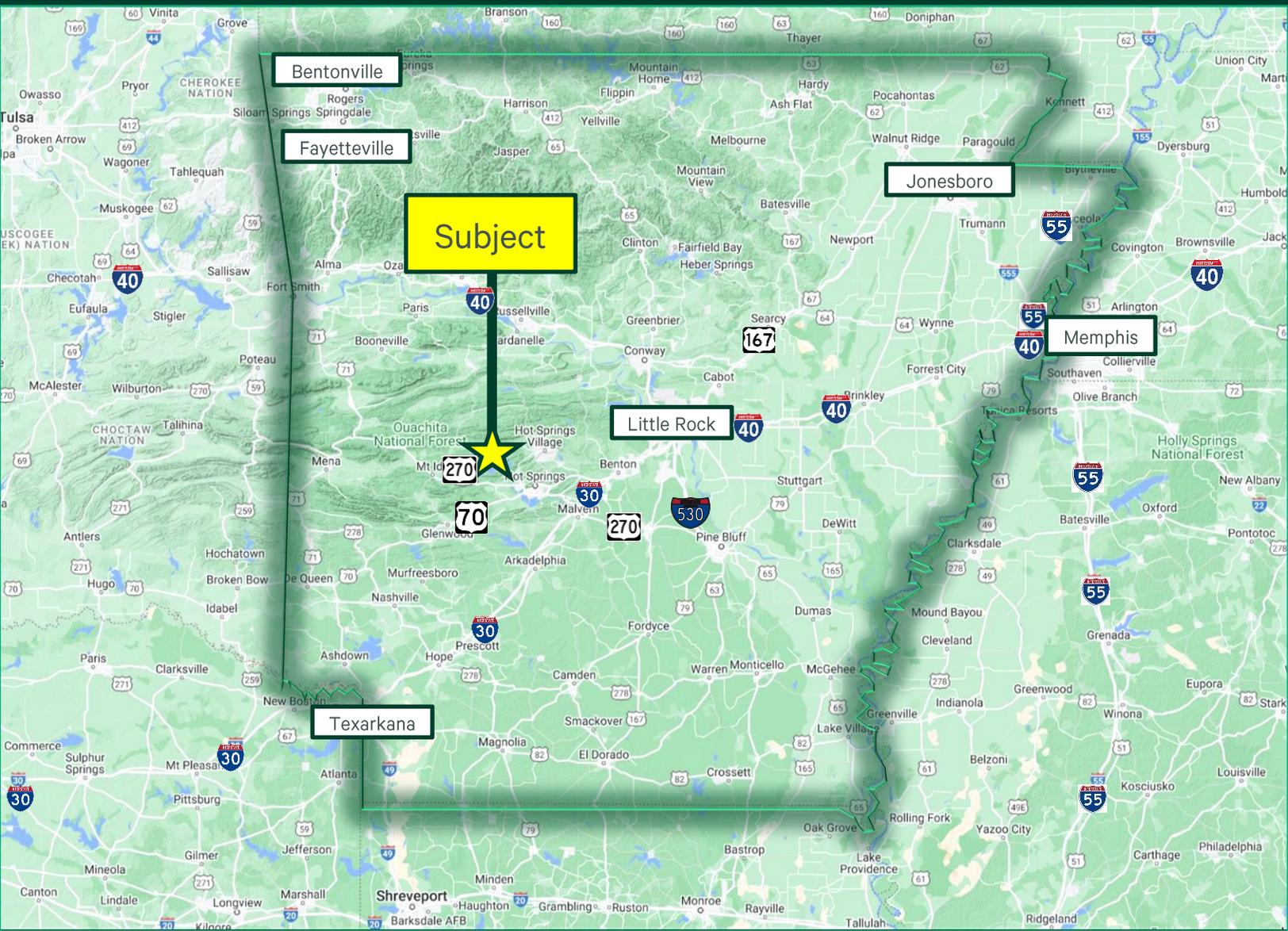


## Internal ramp



### Proximity from 106 Trooper Drive warehouse facilities:

- 4.7 Miles to Hot Springs Memorial Airport
- 63 miles to Little Rock
- 195 miles to Memphis
- 114 miles to Texarkana
- 185 miles to Fayetteville



106 Trooper Drive, Hot Springs National Park, AR 71913

For Sublease



## Contact Us

William Callahan  
Senior Vice President / Principal Broker  
P +1 501 370 3952  
M +1 214 577 0711  
william.callahan@cbre.com

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