



For Lease - Freezer/Cooler Warehouse

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1400 Gregory St
North Little Rock, AR 72114

165,552 SF Available for Lease

- Rack storage and ammonia refrigeration systems
- Building height: 40'
- 20,694 pallet positions
- -10 degrees freezer capability
- 192 blast freezer pallet locations
- Automatic sprinkler protection

Colliers

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For Lease

Property Highlights

Address: 1400 Gregory St, Little Rock, AR 72114

PID: 33N-207-03-002-00

Building SF: 165,552

Lot Size: 50.62 AC

Year Built: 1996

Dock Doors: 20

Clear Height: 32-40

Construction: 2020

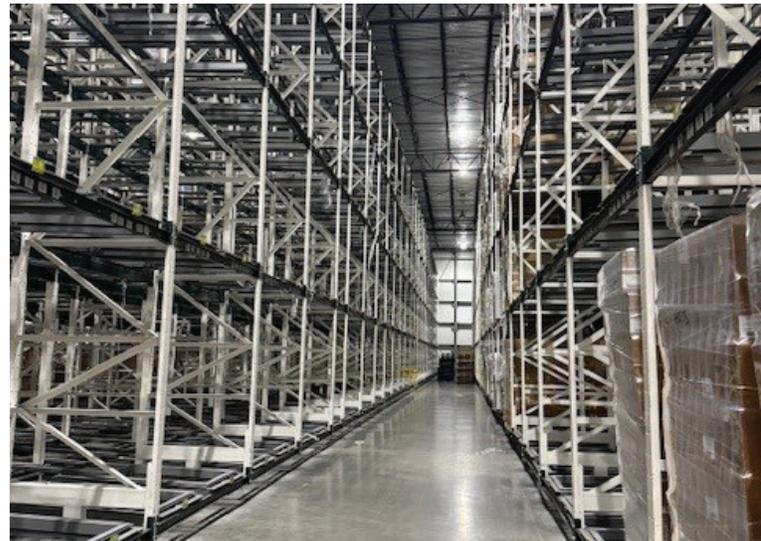
Parking: 50

Sprinkler: -Freezer/cooler: dry systems
-Non-refrigerated areas: wet system

Column Spacing: 30' W x 40' D

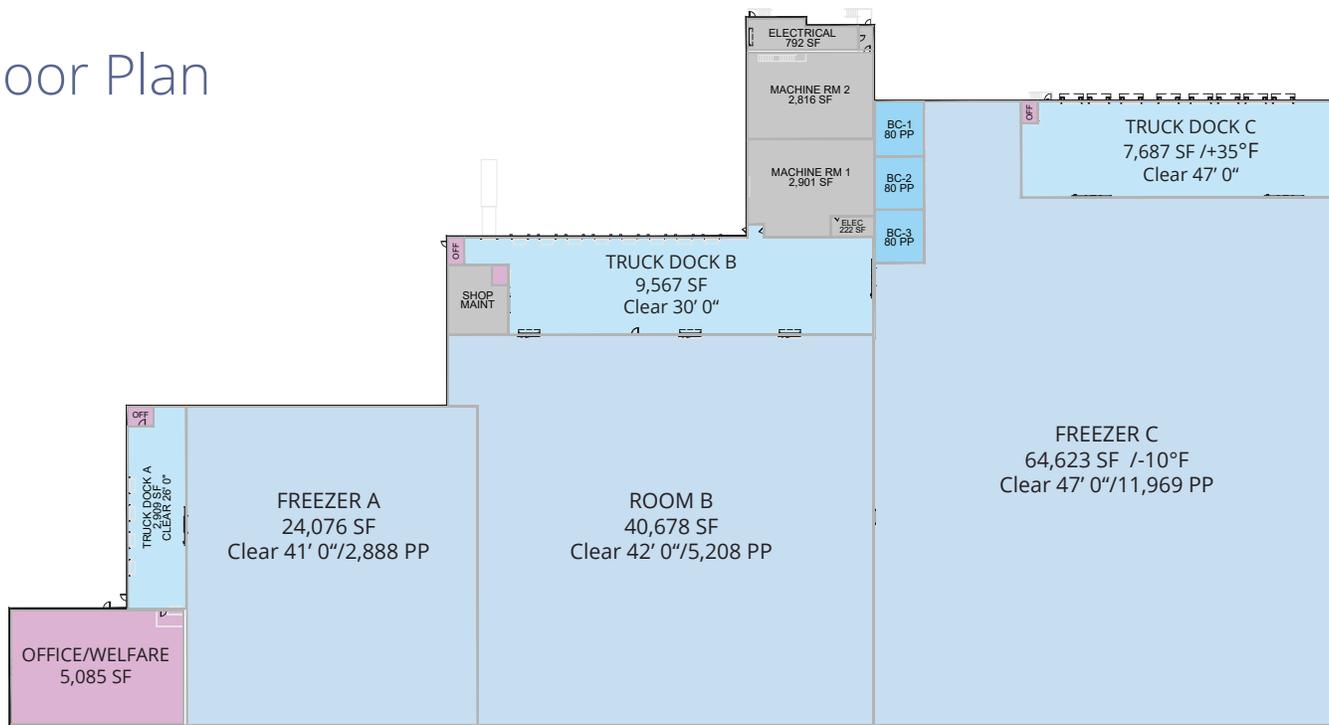
Power: 2500-2000 KVA

Rail: Union Pacific Railroad

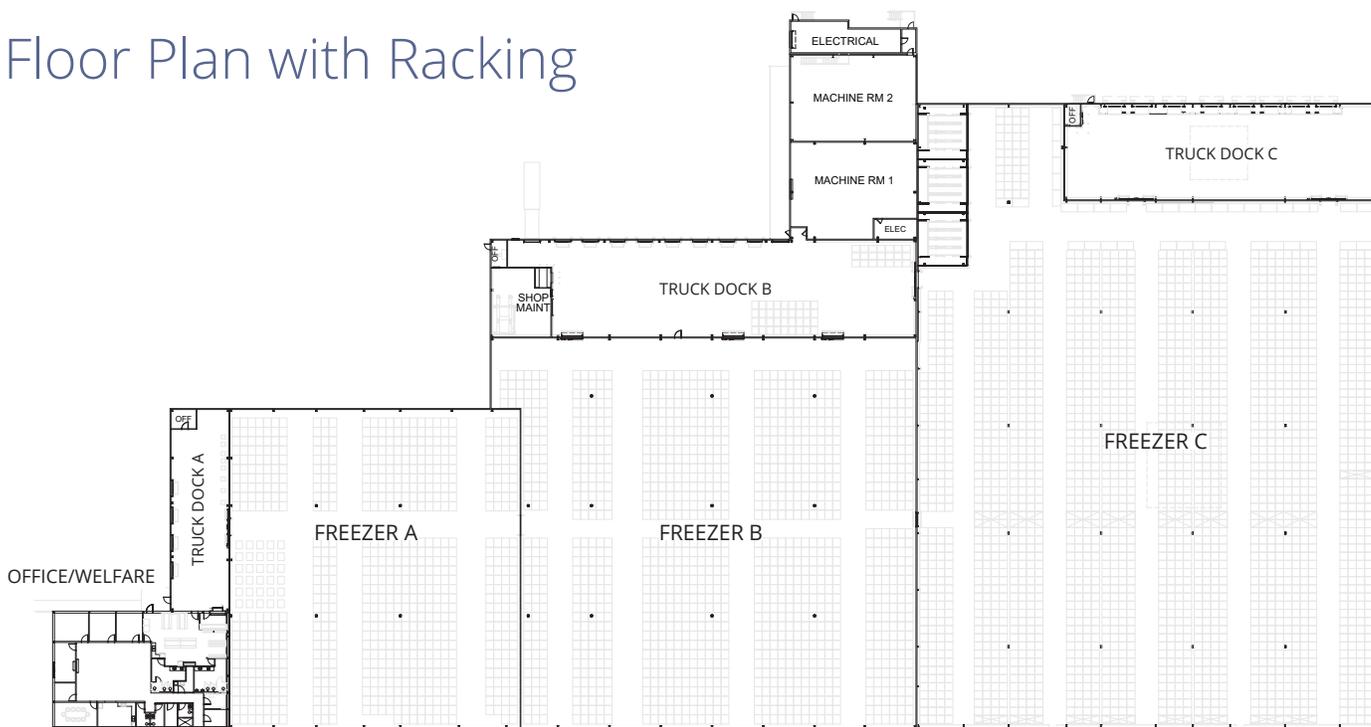


Property Plans

Floor Plan

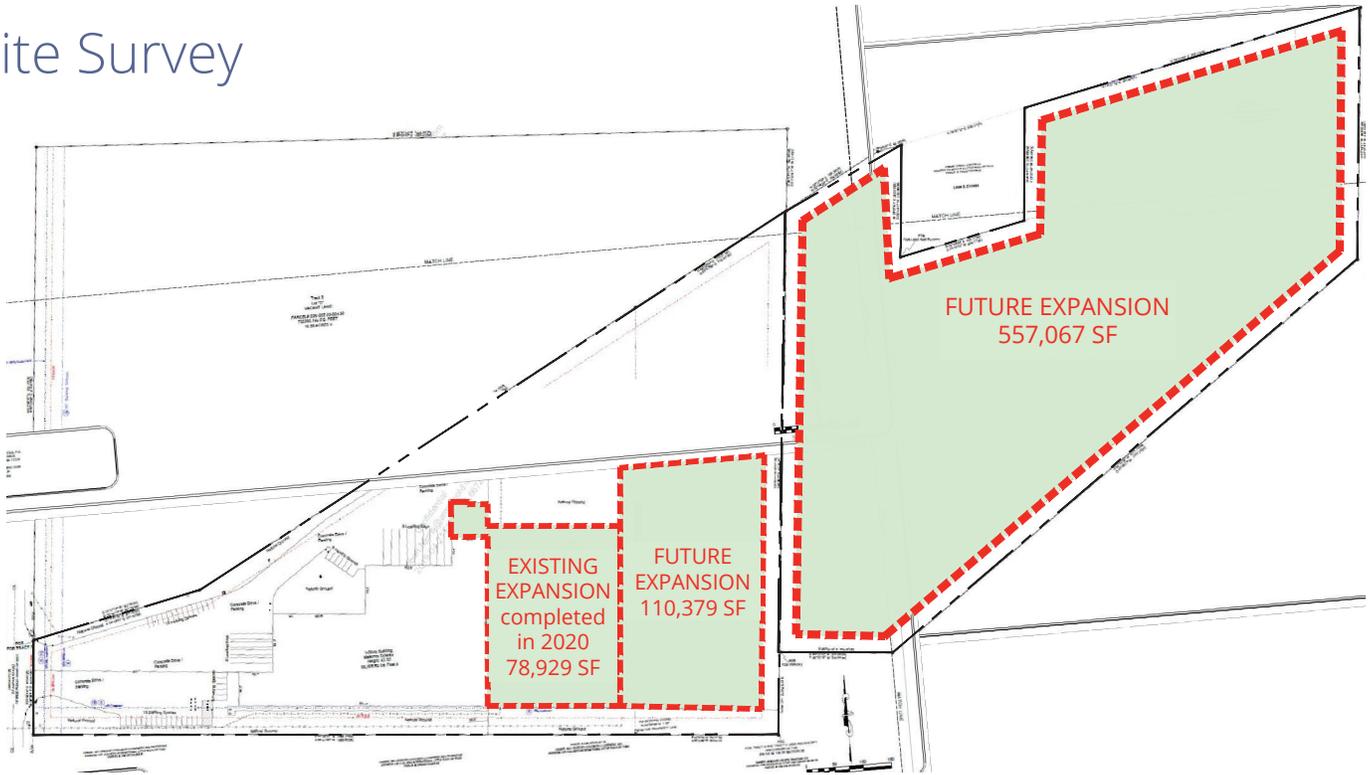


Floor Plan with Racking



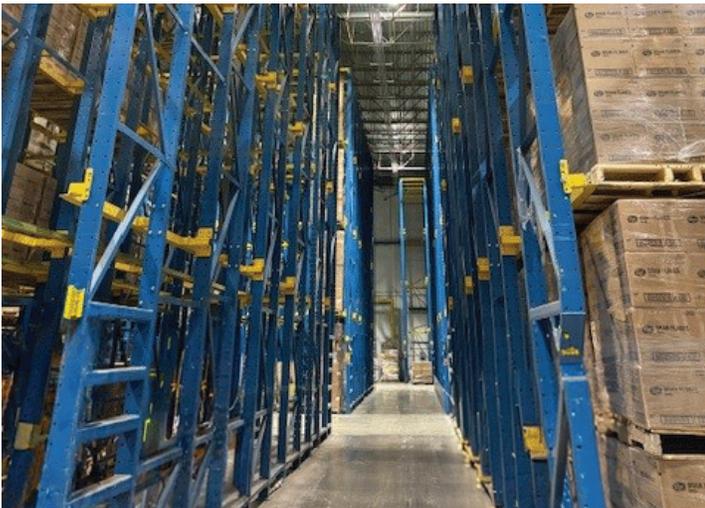
Property Plans

Site Survey



NORTH VIEW

Property Gallery



Location Overview



2 MILES
to I-30 & I-40



2 MILES
to UP Railroad



8 MILES
to LIT Airport



6 MINS
Downtown Little Rock

Demographics - 2025

	1 Mile	3 Miles	5 Miles
Estimated Population	1,993	45,023	104,643
Workforce: Ages 16+	792	24,344	53,183
Average HH Income	\$40,546	\$76,025	\$85,999
Median HH Income	\$21,350	\$52,625	\$58,665
Businesses	174	4,543	7,268