

## Bulk Storage/ Distribution/Flex

### For Lease

Space 1 — 3,000 SF

Space 2 — 16,000 SF (Yard)



#### **SQUARE FOOTAGE:**

105,000 SF

#### **NO. OF BUILDINGS:**

2

#### **SPACE MIX:**

Dry Storage

#### **ADDRESS:**

2200 Commercial Lane, Little Rock, AR 72206

#### **LOCATION:**

The property is located in an industrial district designated as an Opportunity Zone just 2 miles from Clinton National Airport and 5 miles from the Little Rock Port Authority.

#### **SUMMARY:**

With extensive renovations completed in 2017, 2020, & 2024 (alarm, video surveillance, fire suppression, IP access control, network, electrical, lighting, loading bays, offices, and roof), this property is perfectly suited for most storage needs.



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# OVERVIEW

The property is located just off Roosevelt Rd. near Clinton National Airport with easy access to I-30 & I-40.

## PROPERTY HIGHLIGHTS

- Lot Size: 5.94 Acres
- Fully-networked (wired & wireless)
- Alarm, video surveillance, IP access control, & fire suppression systems
- 13 dock high doors, 1 loading platform, & 1 ramp
- Built-in racking system

## LEASE HIGHLIGHTS

- **Space 1** Leasable SF: 3,000
  - 14' Ceiling
  - Restroom
  - Office space
  - Climate-controlled
  - Uses: Flex
- **Space 2** Leasable SF: 16,000 (Yard)
  - Behind controlled-access gate
  - Well lit with multiple nightwatchers
  - 220v 3-phase hookup

## LOCATION HIGHLIGHTS

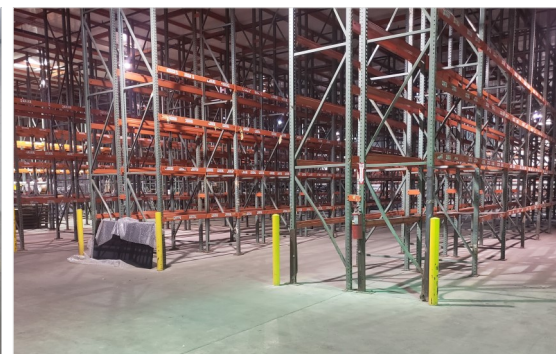
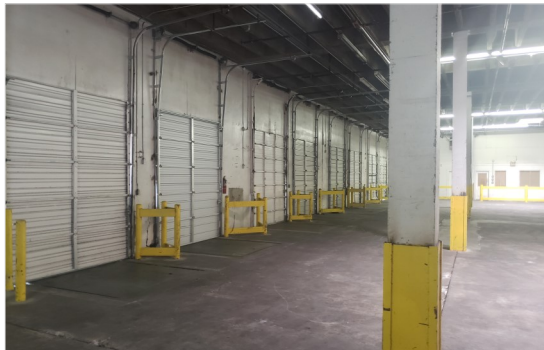
- Situated a few miles from Clinton National Airport, Little Rock Port Authority, and Little Rock CBD
- Quick access to I-30 & I-40
- Adjacent to 2 Class A rail lines



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# PROPERTY PHOTOS



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# AERIAL MAP



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# EXISTING FLOOR PLAN

