

**South Port Commerce Center  
7103 Zeuber Road  
Little Rock, AR**

**537,845 sf on 35.69 acres**



**CONTACT:**

**J. Holmes Davis IV**  
Senior Vice President / Partner  
214-763-3700  
[hdavis@binswanger.com](mailto:hdavis@binswanger.com)

**David Binswanger**  
President  
215-448-6000  
[dbinswanger@binswanger.com](mailto:dbinswanger@binswanger.com)

[www.binswanger.com](http://www.binswanger.com)

<b>BUILDING SIZE:</b>	Approximately 537,845 sf
<b>GROUND:</b>	Approximately 35.69 acres (an additional 15 acres available to the east)
<b>DIMENSIONS:</b>	490' X 1092'
<b>CONSTRUCTION DATE:</b>	2023
<b>PROPERTY CONDITION:</b>	Excellent
<b>CONSTRUCTION:</b>	Floors: 7" reinforced concrete (4,000 psi) Walls: Concrete tilt wall panels Roof: 45-mil TPO membrane with R-20 insulation (15 year warranty) Columns: Square steel beam
<b>CEILING HEIGHTS:</b>	34' clear at the eaves; 39' clear at the centerline
<b>COLUMN SPACING:</b>	50'x52'; speed bays are 52'x70'
<b>LIGHTING:</b>	Lighting supplied throughout the warehouse via LED lighting with motion detectors in place
<b>WATER:</b>	Supplied by City of Little Rock; 12" main; 2" line to the building
<b>SEWER:</b>	Supplied by City of Little Rock
<b>NATURAL GAS:</b>	Supplied by Summit
<b>POWER:</b>	Supplied by Entergy with 1-3000 KVA pad mounted transformer; power distributed to switchgear panels with 3000 amp capacity, 277/480 volt 3-phase 4 wire (3MW's)
<b>VENTILATION:</b>	Facility is ventilated via 8 wall mounted exhaust fans and 8 louvers
<b>HEAT:</b>	There are 20 gas fired space heating units throughout the facility
<b>FIRE PROTECTION:</b>	Facility is 100% sprinklered via ESFR sprinkler system
<b>OFFICE SPACE:</b>	Owner will Build to Suit
<b>RESTROOMS:</b>	Owner will Build to Suit
<b>TRUCK LOADING:</b>	68 – 9'x10' dock high doors as follows:

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34 – on north side (17 have levelers and seals)

34 – on south side (17 have levelers and seals)

Levelers are Rite Hite with 45,000 lb capacity

4 – 12'x14' grade level drive in doors (1 on each corner)

**RAIL:**

The Little Rock Port Authority supplies rail service to the Port and Union Pacific / BNSF serve the Port. Rail service is possible to the facility

**PARKING:**

Paved and lighted parking spaces for over 449 cars and 152 truck trailers

**FIBER OPTICS:**

3 fiber/phone providers service the Port:

- Primary: AT&T (~ 70% market share in Port)
- Secondary: Comcast (~25% market share in Port)
- Newcomer: Unit Private Networks (~5% market share in Port, serves only biz, high speed fiber, Trex is using)

**ESTIMATED PROPERTY TAXES 2025:**

Approximately \$373,357 (\$.69/sf)

**INSURANCE:**

Approximately \$112,947 (\$.21/sf)

**CAM:**

Approximately \$322,707 (\$.60/sf)

**LOCATION:**

The property is ideally located in the Little Rock Port (1 mile from the facility) – South Port Commerce Center industrial park; fronts I-440; less than 3.5 miles from Bill & Hillary Clinton National Airport; minutes from I-40, I-30, I-630, I-530, Hwy 365, Hwy 70/165; 145 miles to Memphis International Airport; 341 miles from Dallas/Fort Worth International Airport

**MAJOR INDUSTRIES IN THE AREA:**

Caterpillar, Amazon, Skippy Peanut Butter, Welspun, FedEx, Lexicon, HMS, Dillard's, Ryerson, AFCO Steel, Kimberly Clark, Westrock Coffee, Novus, Pepsi Distribution, Dassault Aviation, Ben E. Keith and PPG

