



FOR LEASE

INDUSTRIAL BUILDING

Property Highlights

- 24,500 ±SF industrial building with 1,600 ±SF office building available for lease
- Site Area: 6.8 ±AC
- Fenced yard space
- Ample parking and outdoor storage
- Direct access and visibility from McCain Blvd (12,000 VPD)

For more information, please contact:

Ryan Gibson
501 680 6119
rgibson@sagepartners.com

Rose Edwards
817 965 1225
redwards@sagepartners.com

501 716 5511
sagepartners.com

*information deemed reliable but not guaranteed

PHOTOS 4806 E MCCAIN BLVD | NORTH LITTLE ROCK, AR

CUSHMAN & WAKEFIELD

sage
PARTNERS



SITE PLAN 4806 E MCCAIN BLVD | NORTH LITTLE ROCK, AR



E MCCAIN BLVD (12,000 VPD)





E MCCAIN BLVD

SUBJECT PROPERTY

19,000
VEHICLES PER DAY

53,000
VEHICLES PER DAY

INTERSTATE
40

JACKSONVILLE HWY

W BETHANY RD

Burlington TJ-maxx
PET SMART
DICK'S
FIVE BELOW

LOWE'S

Walmart

CANDLEWOOD
SUITES

UNITED STATES
POSTAL SERVICE

CASEY'S
GENERAL STORE

MasTec
Network Solutions

O'Reilly
AUTO PARTS

Kum & Go

Baptist Health

J.B. HUNT

CORE & MAIN

Red Roof Inn
Quality
EconoLodge
TRAVEL INN

TACO BELL

SHELL

MCDONALD'S

DOLLAR GENERAL

SONIC

UNION PACIFIC

TRG
TRANSFORMER CYCLING GROUP

BM
BROOKFIELD BUILDING NETWORK

UNITED
SYSTEMS