

INDUSTRIAL BUILDING FOR LEASE

2000 E ROOSEVELT RD LITTLE ROCK, AR 72206



CUSHMAN &
WAKEFIELD



FOR MORE INFORMATION, PLEASE CONTACT:

JASON PARKER, SIOR

+1 501 680 0321

jparker@sagepartners.com

PROPERTY OVERVIEW

2000 E ROOSEVELT RD | LITTLE ROCK, AR 72206

BUILDING SIZE	37,314 ± SF
SITE AREA	2.06 ± AC
LEASE RATE	\$4.99/SF NNN
DOCKS	5
DRIVE-INS	1
CLEAR HEIGHT	16'

PROPERTY HIGHLIGHTS

- New roof installed November 2024
- Space includes 3 offices, showroom, training room, break room, and multiple storage closets
- Located in a heavy industrial area
- Near Clinton National Airport with easy access to I30, I440, and I630
- 12,000 VPD on E Roosevelt Rd



5,974 TOTAL BUSINESSES



140,795 TOTAL EMPLOYEES



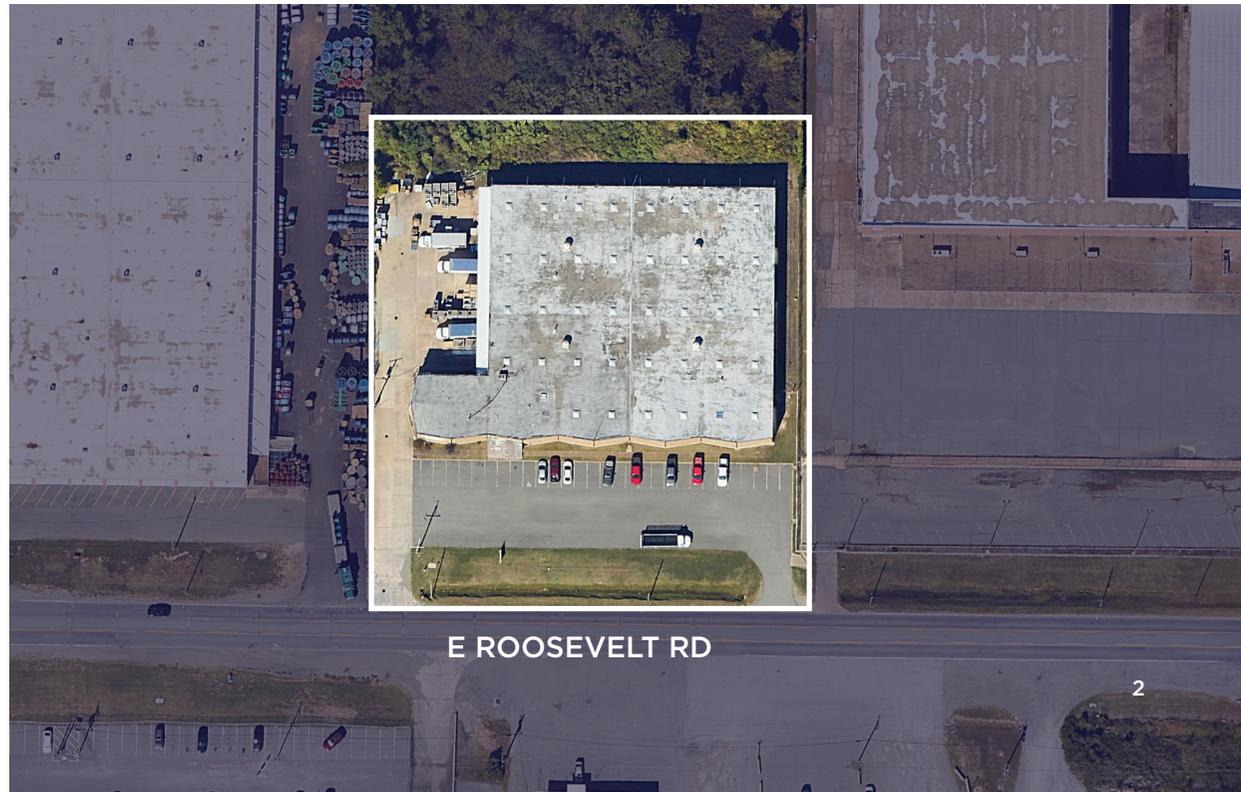
70,280 TOTAL POPULATION



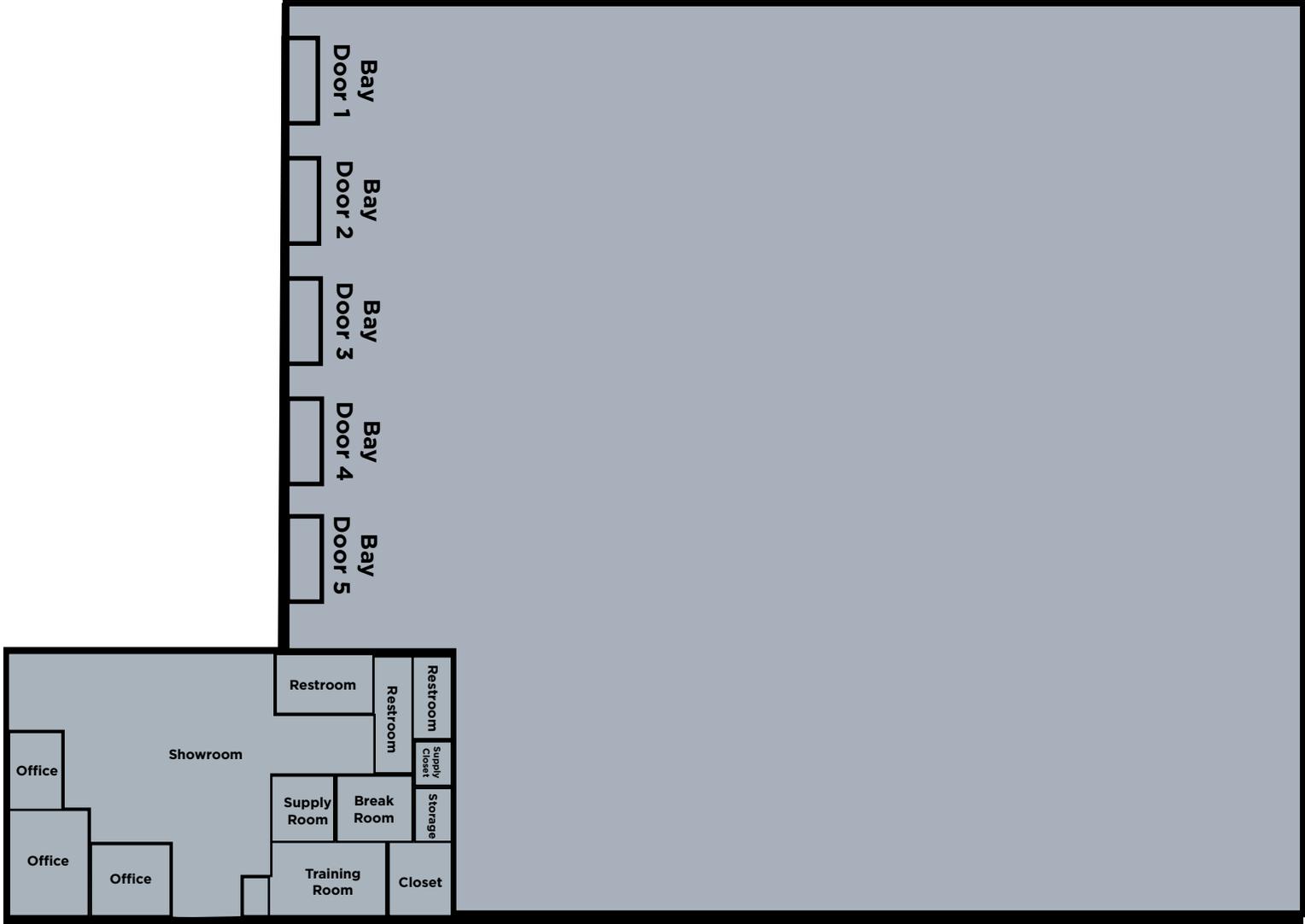
\$70,582 AVG HH INCOME

**Demographics based on a 5 mile radius. Source: ESRI*

2000 E ROOSEVELT RD | LITTLE ROCK, AR 72206



BUILDING FLOOR PLAN





SITE AERIAL



INDUSTRIAL BUILDING FOR LEASE

2000 E ROOSEVELT RD LITTLE ROCK, AR 72206



FOR MORE INFORMATION, PLEASE CONTACT:



JASON PARKER, SIOR
+1 501 680 0321
jparker@sagepartners.com