



FOR SALE/LEASE

2300 E 145th Street,
Little Rock, AR

Offering Price:

\$2.25M

Lease Rate:

\$3.75
PSF, NNN

Contact us:

Nathan Monan

+1 501 850 0710

nathan.monan@ar.colliers.com

1 Allied Drive, Suite 1500,

Little Rock, AR 72202

P: +1 501 372 6161

colliers.com/arkansas

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For Sale or Lease: Industrial Building

Features

- Building size: 49,150 SF
- Lot size: 6.86 acres with fenced storage yard and room for expansion
- Offering price: \$2,250,000
- Lease rate: \$3.75/SF, NNN
- Adjacent to Avaio Digital Leo data center hub
- Tenant improvements available
- 2,400 SF standalone accessory building
- 52 surface parking spaces
- Ample in-place office space
- Minimum 18' clear heights (higher at apex)
- Heavy power in warehouse
- Located south of Little Rock with easy access to I-530
- One roll-up door and four dock-high doors with ability to add additional dock doors as needed
- Fully sprinklered
- LED lighting throughout

Neighborhood Map



AVAIO | DIGITAL

AVAIO Digital is building the Leo Data Hub, a \$6B, 760-acre data center campus in Little Rock, Arkansas, projected to grow to \$21B over three phases. Supporting up to 1 GW of power, the campus will host the advanced compute, storage, networking, and AI infrastructure, creating 500+ permanent jobs and thousands of construction roles. Construction begins Q1 2026 with Phase 1 completion targeted for June 2027, and the campus will feature sustainable, community-focused design including energy-efficient cooling, rooftop solar, and robust fiber connectivity.

Property Highlight

- Adjacent to Avaio Digital Leo data center hub
- Phase 1: \$6B development
- Location: 760-acre site
- Timeline: Construction starts Q1 2026
- Phase 1 Completion: June 2027
- Full Buildout: Three phases totaling \$21B

Property Photos



Contact us:

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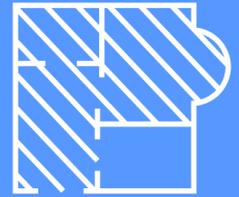
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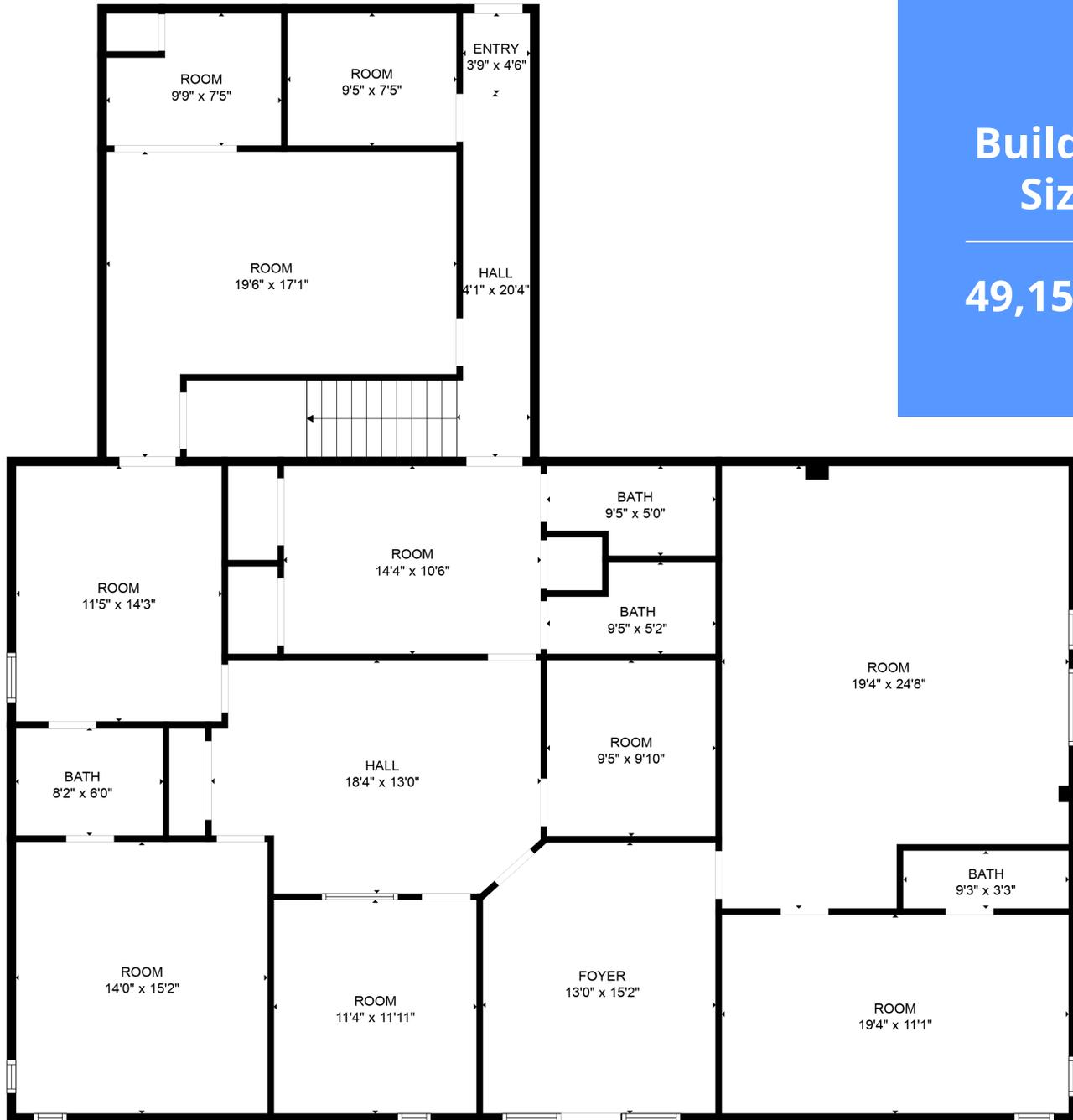


Property Outline



Building
Size

49,150 SF



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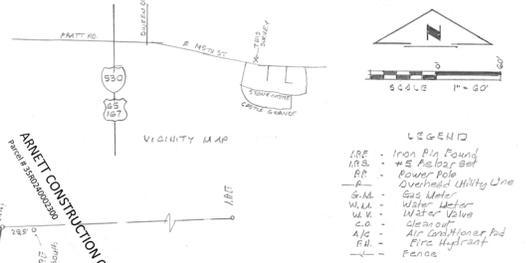
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Property Survey

NOTES:

- There are 18 striped parking spaces on the property.
- Adjacent property owner is taken from Pulaski County Assessor's Office.
- This property is in Zone "X" and not in 100-year flood plain as per Panel 05119C03936, dated 7/6/15 and per FEMA Flood Insurance maps.
- Legal description shown herein is the same as the one on Chicago Title Insurance Company, Title Commitment E-24-64988 issued by Standard Abstract & Title Company, Inc. dated April 12, 2024.
- Property has access to West 145th Street.
- There are no dumps, sumps, or cemeteries visible on this property. There are no visible signs of recent construction on the structure or the street.
- No underground utilities or subterranean drains are shown on said survey.
- Please confer with Pulaski County Planning for Zoning requirements, if any.
- Schedule B, Part II, Exceptions.
- None are survey related.



A tract of land located in the NE 1/4 SW 1/4 and in the NW 1/4 SE 1/4 Section 24, Township 15 South, Range 12 West, Pulaski County, Arkansas, more particularly described as: Starting at an iron pin marking the intersection of the North right-of-way line of Pratt Road (East 145th Street) and the West right-of-way line of Dineen Drive; thence South 89 degrees 44 minutes 40 seconds East along said North right-of-way line 22.75 feet; thence Southeasterly and continuing along said North right-of-way line being the arc of a 2915 foot radius curve to the right having an arc distance of 559.07 feet; thence South 78 degrees 45 minutes 20 seconds East and continuing along said North right-of-way line, 3,310.0 feet to the point of beginning of the tract of land described North right-of-way line, 400.0 feet; thence South 78 degrees 45 minutes 20 seconds East, 300.0 feet; thence South 11 degrees 14 minutes 40 seconds West 399.5 feet to a point on said North right-of-way line; thence Northwesterly along said North right-of-way line, distance of North 79 degrees 17 minutes 20 seconds West 54.9 feet; thence North 78 degrees 45 minutes 20 seconds West and continuing along said North right-of-way line, 245.1 feet to the point of beginning.

Tract 2:
A tract of land located in the NE 1/4 SW 1/4 and in the NW 1/4 SE 1/4, Section 24, Township 15 South, Range 12 West, Pulaski County, Arkansas, more particularly described as: Starting at the point of intersection of the North right-of-way line of Pratt Road (East 145th Street) and the West right-of-way line of Dineen Drive; thence South 89 degrees 44 minutes 40 seconds East along said North right-of-way line, 22.75 feet; thence Southeasterly and continuing along said North right-of-way line, being the arc of a 2915 foot radius curve to the right, having an arc distance of 559.07 feet; thence South 78 degrees 45 minutes 20 seconds East and continuing along said North right-of-way line, 3,310.0 feet; thence North 11 degrees 14 minutes 40 seconds East and perpendicular to said North right-of-way line, 400.00 feet to the point of beginning of the tract of land described here; thence North 11 degrees 14 minutes 40 seconds East 200.00 feet; thence South 78 degrees 46 minutes 03 seconds East, 499.88 feet; thence South 11 degrees 14 minutes 04 seconds West, 588.28 feet to the North right-of-way line of said Pratt Road (East 145th Street); thence Westerly along said North right-of-way line, being the arc of a 2815 foot radius curve to the right, having a chord bearing and distance of North 81 degrees 55 minutes 33 seconds West, 200.28 feet; thence North 11 degrees 14 minutes 04 seconds East 399.32 feet; thence North 78 degrees 46 minutes 03 seconds West, 299.93 feet to the point of beginning.



ALTA/NSPS LAND TITLE SURVEY

For Use & Benefit:

Halligan 3 LLC, an Arkansas Limited Liability Company, Reliance Bank, Fidelity National Title Insurance Company, American Abstract & Title Company, Standard Abstract & Title Co., Chicago Title Insurance Co.

Property Address: 2300 West 145th Street

Date: May 21, 2024
Re: 5/30/24

Brooks Surveying, Inc.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336
brooks surveying@att.net

CERTIFICATION

TO: Halligan 3 LLC, an Arkansas Limited Liability Company, Reliance Bank, Fidelity National Title Insurance Company, American Abstract & Title Company, Standard Abstract & Title Co., Chicago Title Insurance Co.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA/NSPS, and includes Items 1, 2, 3, 4, 7(B)(1), 9, 13, 16, 17 and 18 of Table A thereto. The field work was completed on May 19, 2024.

Date of Plat/Survey: May 21, 2024

Timothy C. Cole
Arkansas Registered Land Surveyor #1399



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