

FOR LEASE

CAPITAL PARK

2400 CANTRELL ROAD | LITTLE ROCK, AR

 CUSHMAN &
WAKEFIELD

 sage
PARTNERS

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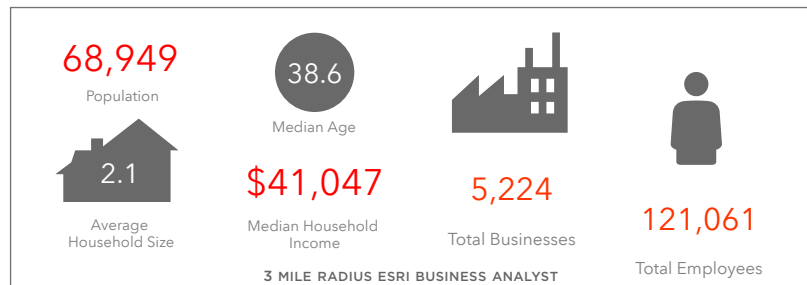
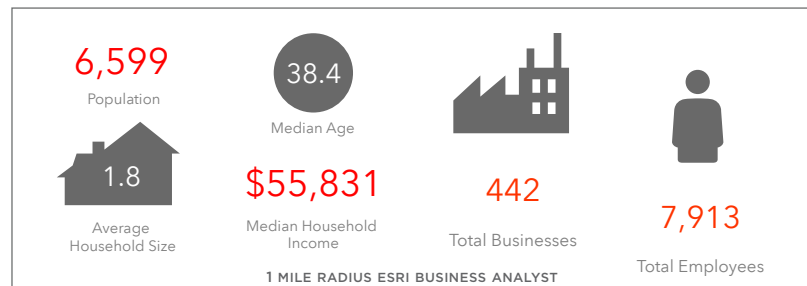
CAPITAL PARK OVERVIEW

FLEX SPACE

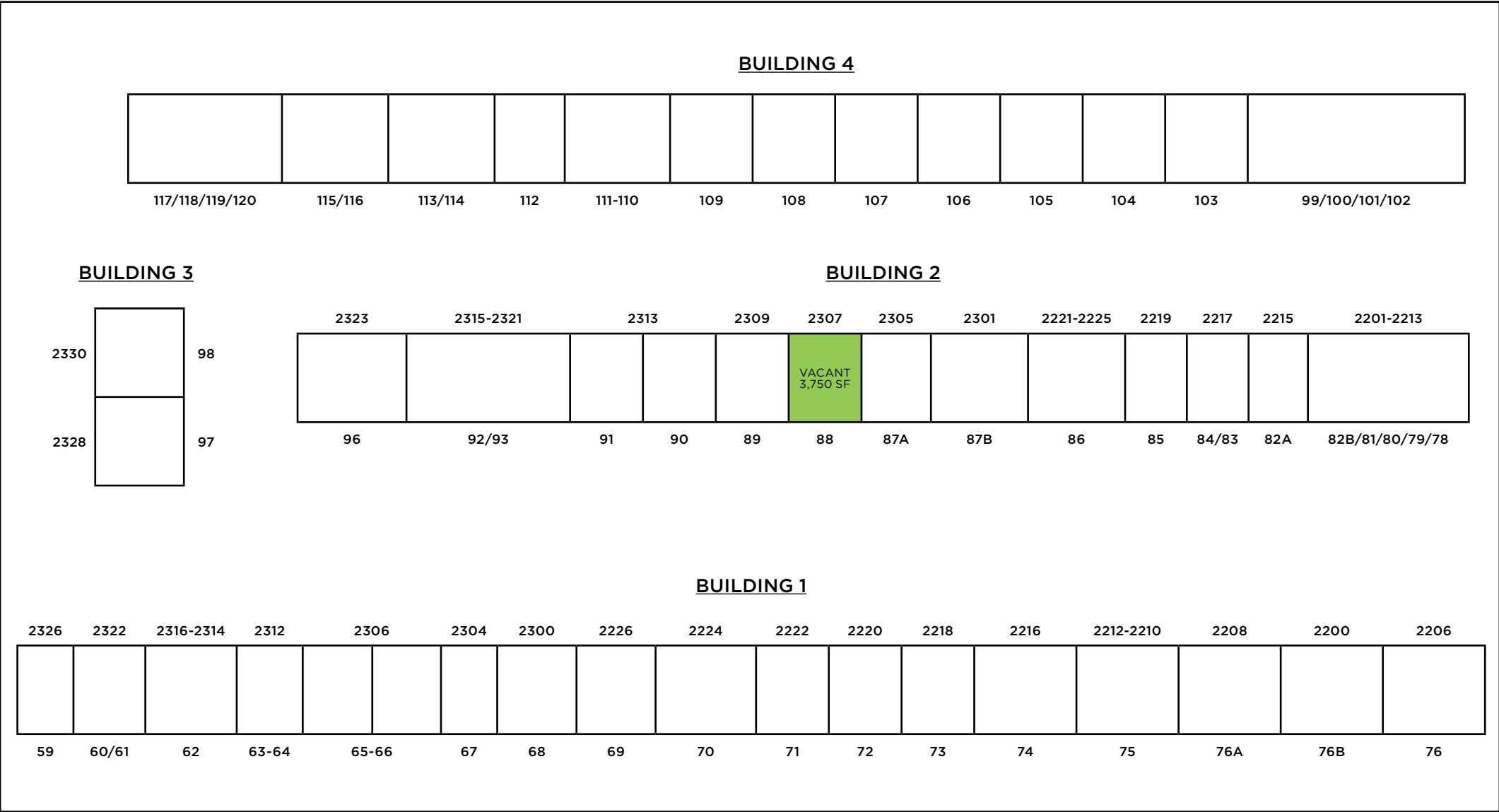
AVAILABLE SPACE	3,750 ± SF
LEASE RATE	\$6.50/SF NNN (*Building 1 starts @ \$7.00/SF NNN)
CLEAR HEIGHTS	20'
DOCK DOORS	Each unit has one front and one back loading dock
SPRINKLE TYPE	Fully sprinkled
BAY SIZE	All bays are 150' deep
NOTES	<ul style="list-style-type: none"> Great flex space with direct visibility from Cantrell Road 22,000 Vehicles Per Day on Cantrell Rd Ample parking



AREA DEMOGRAPHICS



CAPITAL PARK SITE PLAN





CAPITAL PARK AERIAL



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