



FOR SALE

**MANUFACTURING & INDUSTRIAL BUILDING
WITH 7+ ACRES ADJOINING LAND**

📍 9121 SIBLEY HOLE ROAD | LITTLE ROCK, AR 72209

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

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SITE SPECS & INFORMATION

Discover an exceptional industrial opportunity in Little Rock! This 32,924 SF steel frame building, originally constructed for and occupied by St. Francis Packaging, a manufacturer of custom-printed folding cartons, offers a prime location for manufacturing and distribution operations.

Located at 9121 Sibley Hole Road, just off Baseline Road between I-30 and I-430. Additionally, an adjacent 7+ acre lot with prime frontage on Baseline Road is also available for purchase, presenting significant potential for expansion.

SALES PRICE	Warehouse \$2,074,000
	\$1,850,000
	Adjoining 7+ Acres \$250,000

BUILDING SIZE	32,924 SF ± (3,065 SF Office, 29,859 SF Distribution & Manufacturing)
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SITE AREA	3.94 Acres + occupied by warehouse building
	*Additional 7+ Acres adjoining acres available for future development with frontage on Baseline Rd.

ZONING	Building site "PID" Industrial Adjoining acreage "PID" and "R-2"
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CLEAR HEIGHT	18' to 20'
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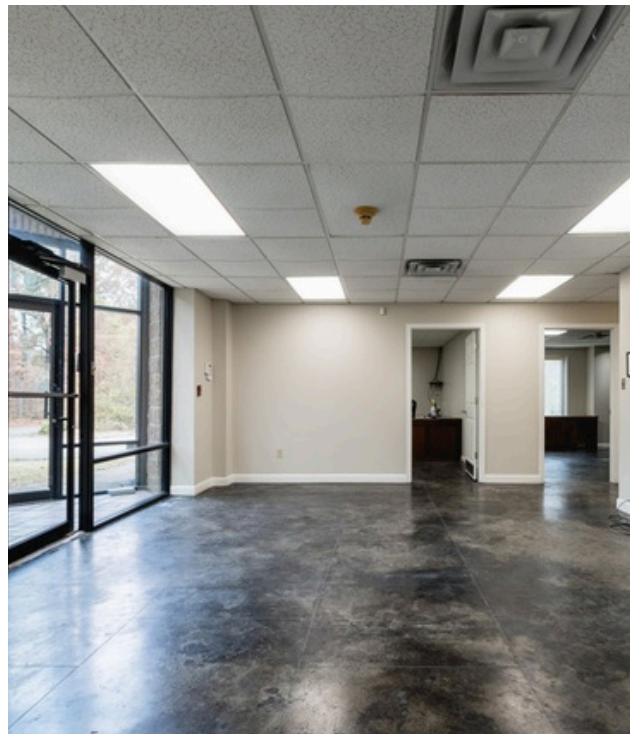
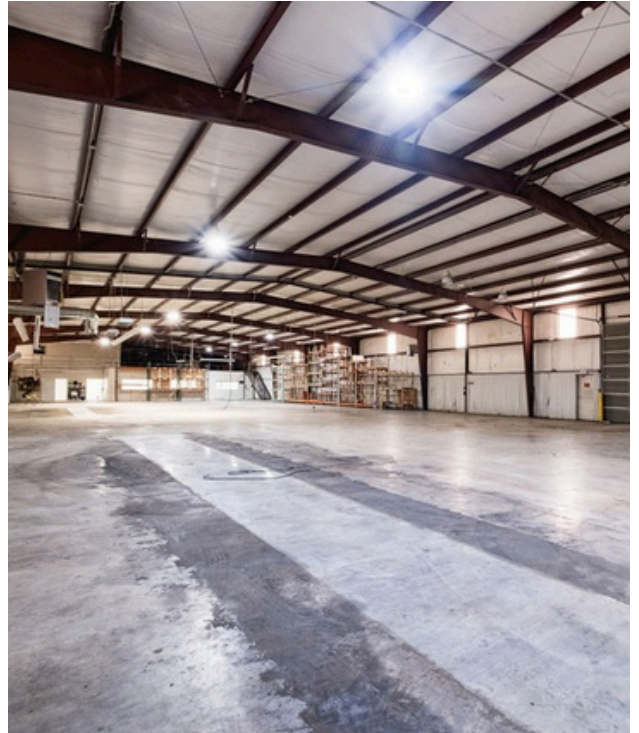
PARKING	28 spaces - concrete parking
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DOORS	6 Dock High 2 Grade Level
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BUILDING STRUCTURE	Block/Steel with Steel Roof
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UTILITIES	All Connected to site
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ELECTRICAL SYSTEM	Out Front: Two 600 AMP, 600 V.A.C.
	Inside Front: 400 AMP, 600 V.A.C.
	400 AMP, 600 V.A.C.
	200 AMP, 600 V.A.C.
	100 AMP, 240 V.A.C.
	Out Back: 400 AMP, 600 V.A.C.
	Inside Back: 400 AMP.



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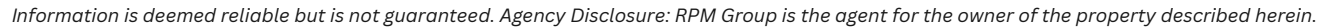
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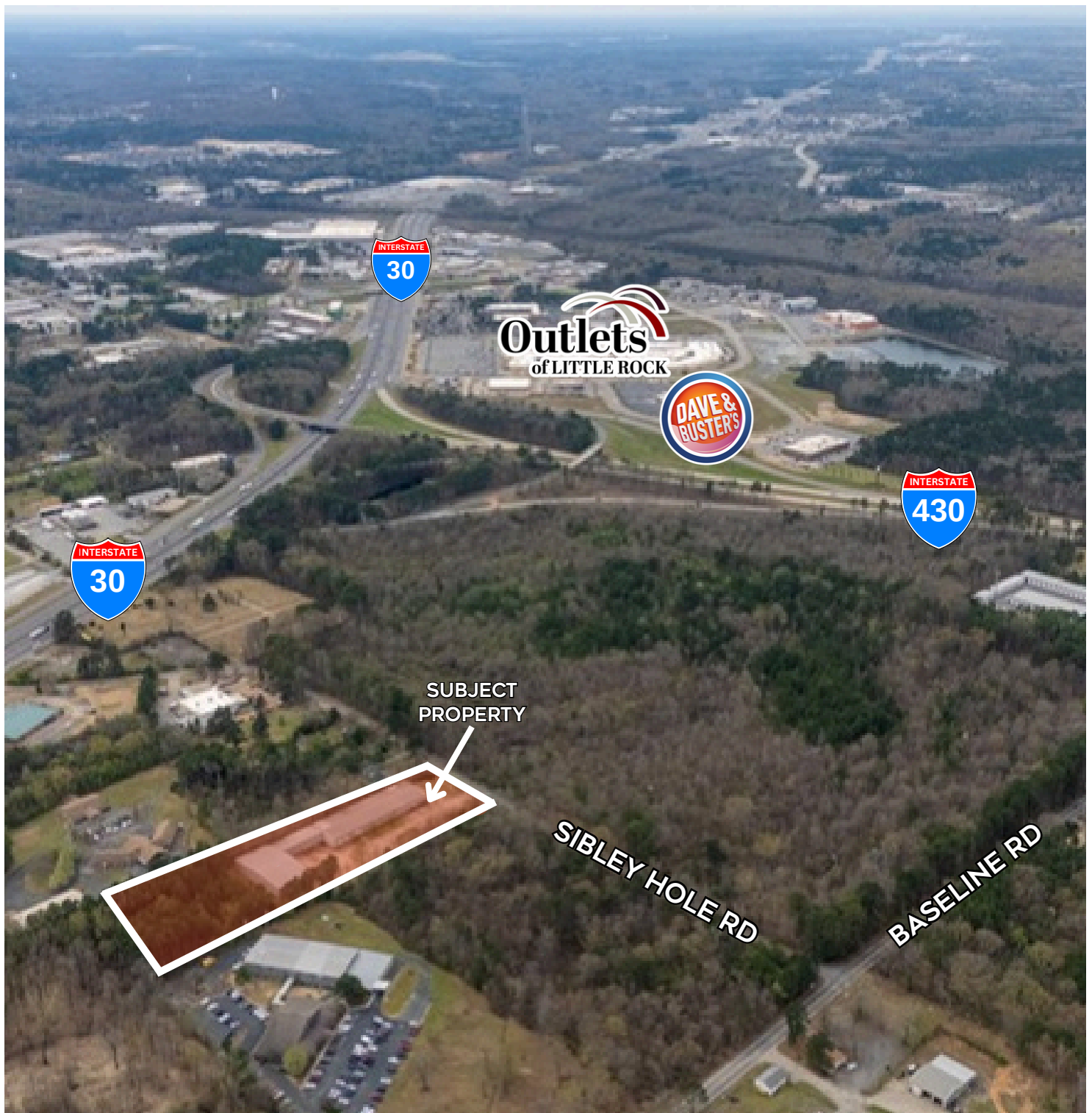
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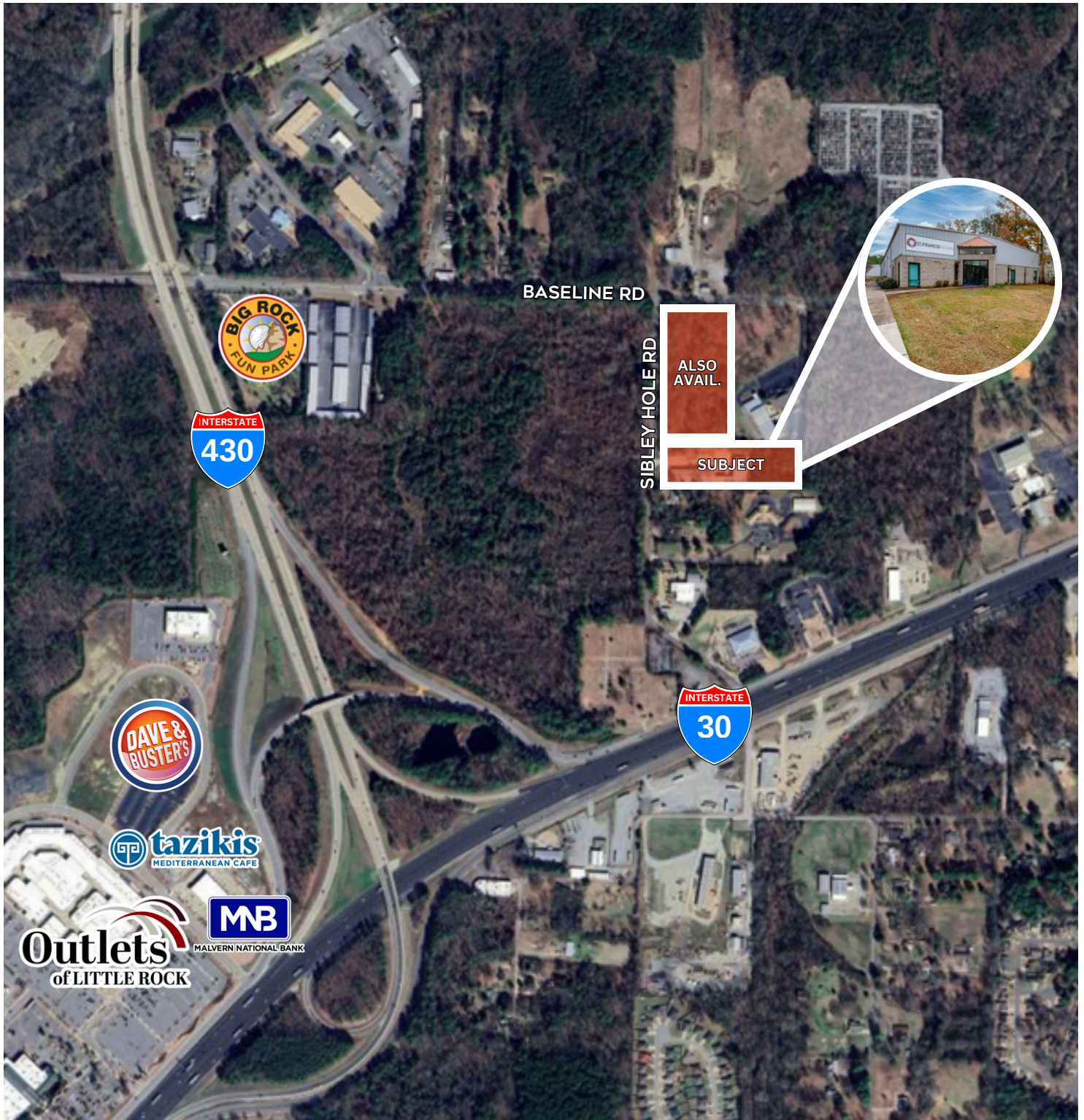
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