



PRICE IMPROVEMENT!

**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.

MAURY MITCHELL, SIOR

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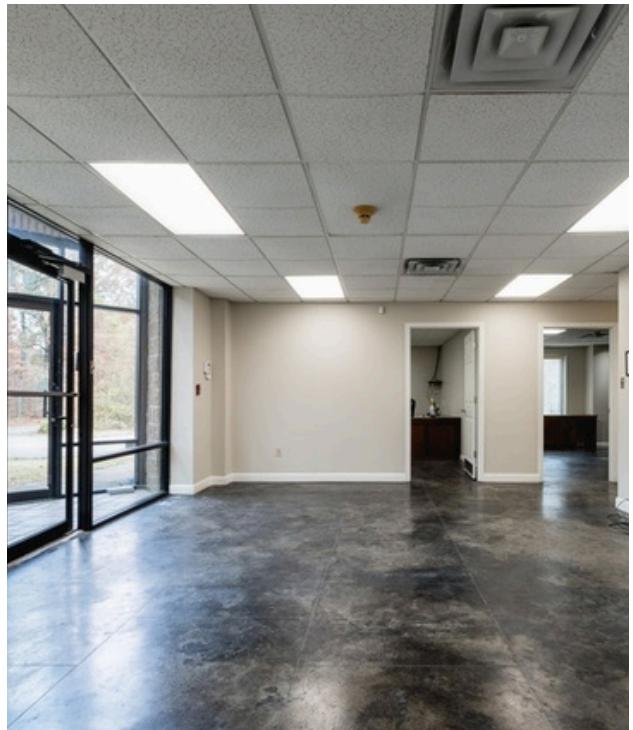


SITE SPECS & INFORMATION

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 \$2,874,000 \$1,700,000 Adjoining 7+ Acres \$150,000
BUILDING SIZE	32,924 SF ± (3,065 SF Office, 29,859 SF Distribution & Manufacturing)
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"
CLEAR HEIGHT	18' to 20'
PARKING	28 spaces - concrete parking
DOORS	6 Dock High 2 Grade Level
BUILDING STRUCTURE	Block/Steel with Steel Roof
UTILITIES	All Connected to site
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.



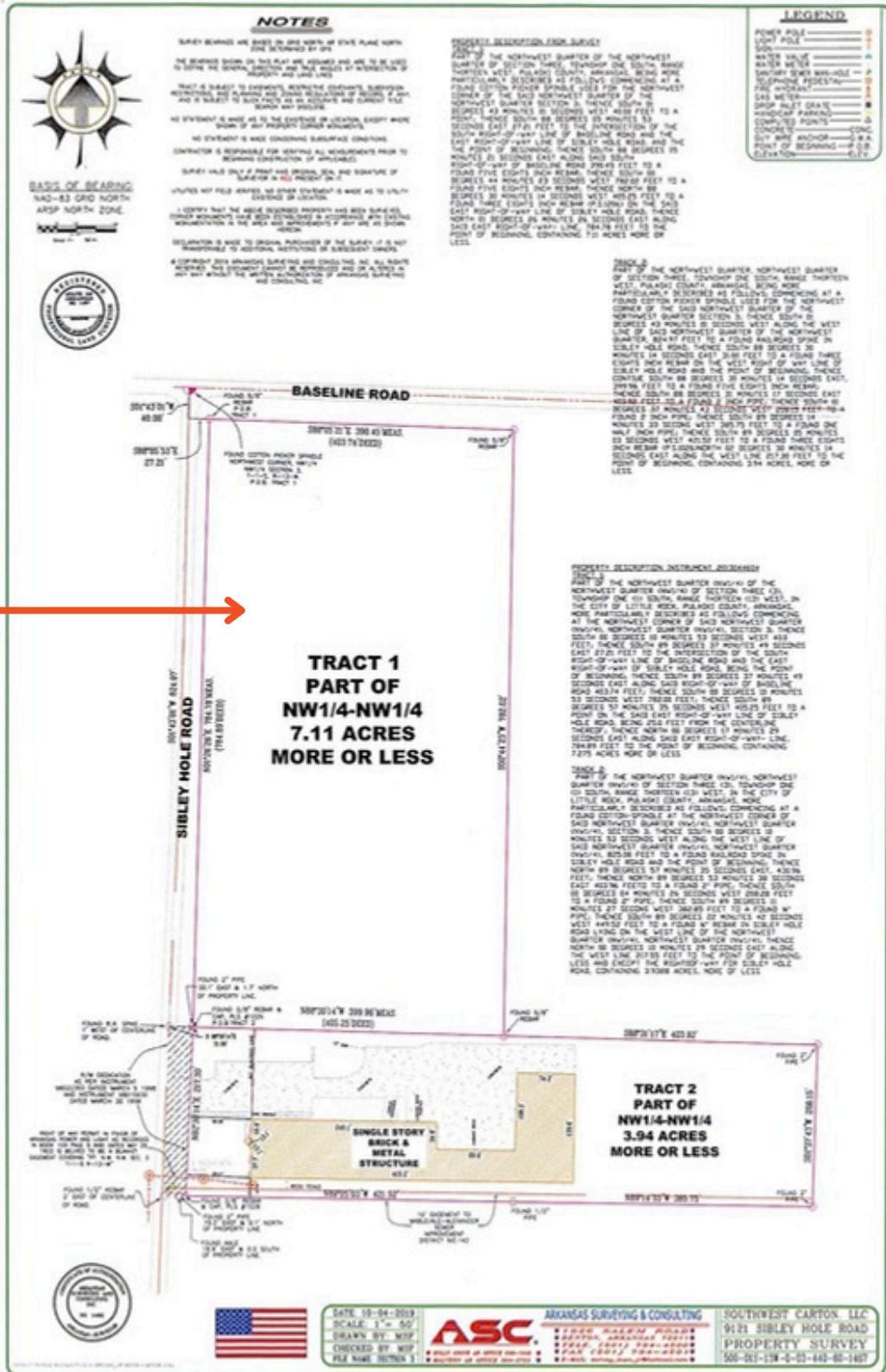
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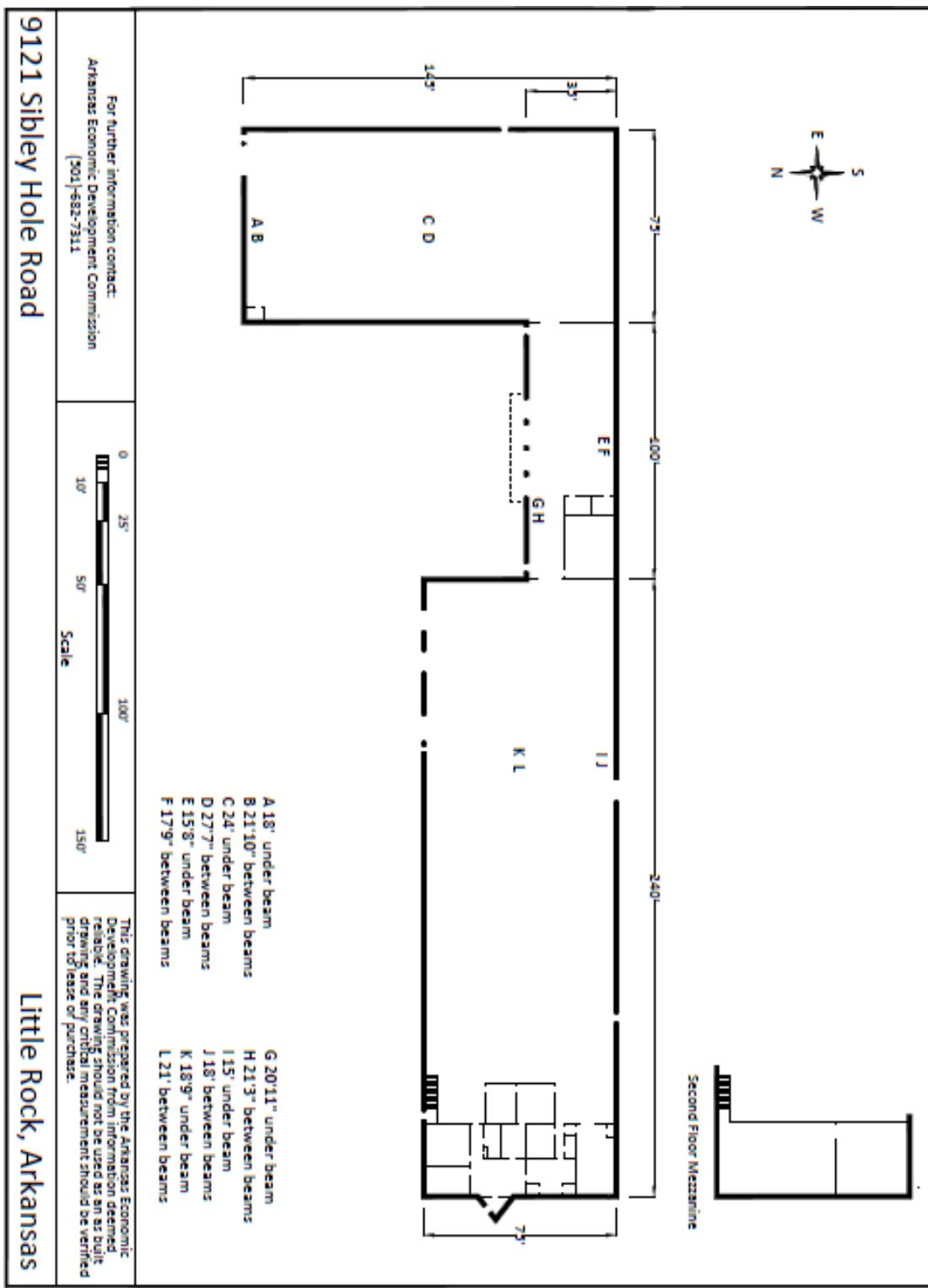
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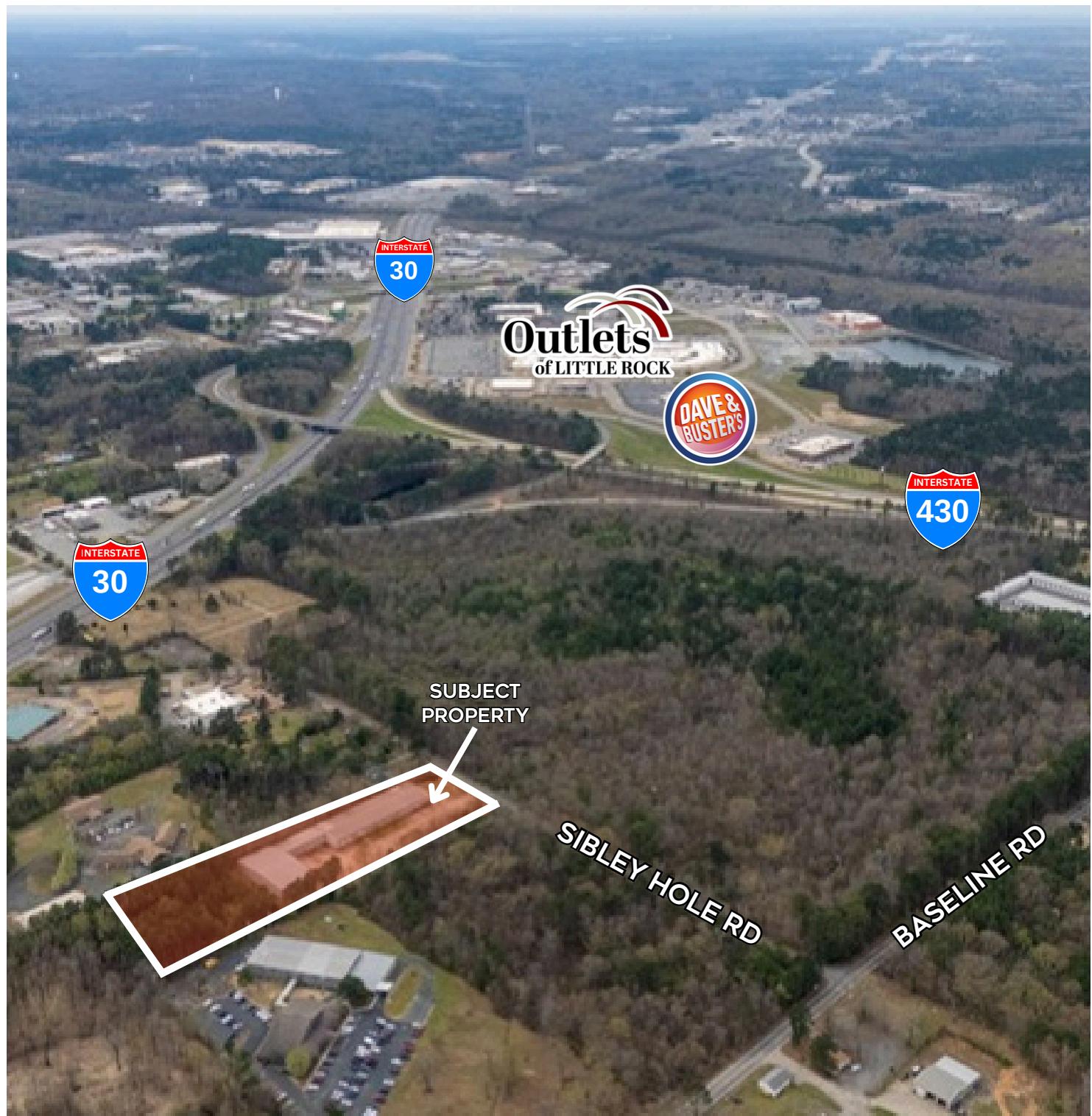
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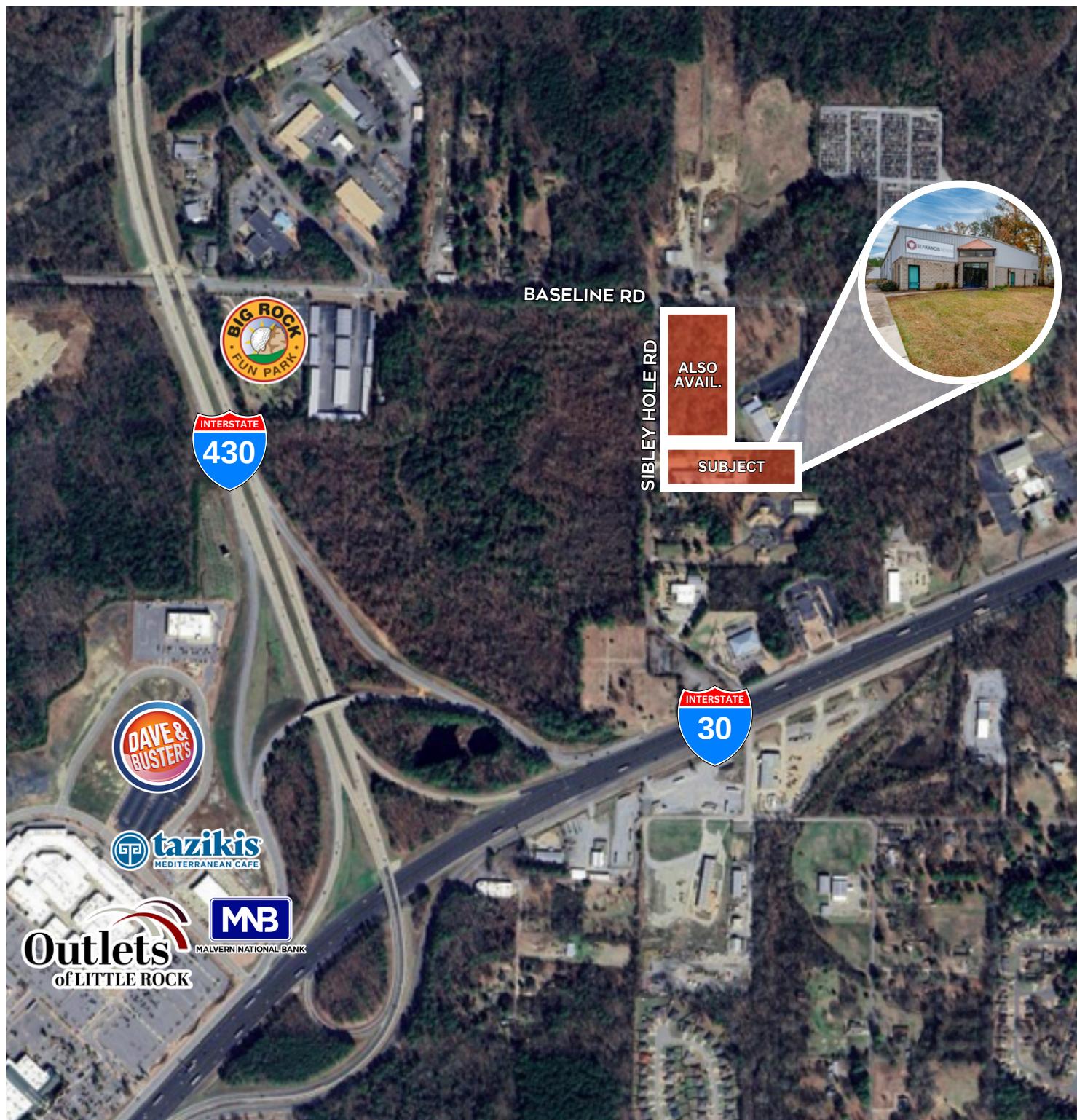
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