

FOR SALE | 100% OCCUPIED INDUSTRIAL PROPERTY | QPP-READY MANUFACTURING PORTFOLIO | 9-YEAR OCCUPANCY HORIZON | 3% ANNUAL ESCALATIONS

# 8504 MACARTHUR DRIVE NORTH LITTLE ROCK, AR 72118



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# PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively offer for sale a two-property industrial portfolio fully leased to Lafferty Equipment Manufacturing in North Little Rock. The portfolio totals 86,000 square feet ± across two buildings located at 8504 MacArthur Drive and 5614 Oak Grove Road.

The flagship facility at 8504 MacArthur Drive was originally constructed in 2019 with a brand-new 2024 addition, offering modern construction and efficient loading capabilities. Together, the properties are secured by a three-year modified gross lease featuring two 3-year renewal options with 3% annual rental escalations.

Lafferty Equipment Manufacturing is a strong, established tenant specializing in the design and production of industrial cleaning and chemical application systems. The properties are strategically positioned with convenient access to Interstate 40 and Interstate 430, providing excellent connectivity to regional and national distribution networks.

Additionally, the portfolio is a QPP-ready manufacturing facility, as its 100% production use may position qualifying post-acquisition capital improvements for enhanced depreciation benefits under the One Big Beautiful Bill Act (OBBBA). Buyers are encouraged to consult their tax advisors regarding the potential application of these incentives.

<b>SALE PRICE</b>	<b>\$7,200,000</b>
<b>CAP RATE</b>	<b>8.50 %</b>
<b>NOI</b>	\$612,000
<b>ESCALATIONS</b>	3% annually
<b>LEASE TYPE</b>	Modified Gross
<b>LEASE TERM</b>	3 Years + Two 3-Year Renewals (9-Year Horizon)
<b>BUILDING SIZE</b>	86,000 SF
<b>LAND AREA</b>	6.30 AC



# MARKET MOMENTUM

The portfolio is located within one of the fastest-growing industrial corridors in the South. The Little Rock–North Little Rock metro is experiencing an unprecedented wave of capital investment, including:

- **Google** — \$1 billion+ data center at the Port of Little Rock (1.43 million SF across five industrial buildings, with potential to grow substantially larger)
- **Amazon** — 930,000+ SF logistics facility at the Port of Little Rock (1,000 jobs, operational by 2027)
- **Faymonville Group** — \$100 million manufacturing facility at the Port of Little Rock (409,000 SF scaling to 624,000 SF; first U.S. production site, operational Q2 2026)
- **AVAIO Digital Partners** — \$6 billion data center campus in south Little Rock (760 acres; total multi-phase investment expected to exceed \$21 billion)
- **Dassault Falcon Jet** — \$100 million expansion of its Little Rock completion center (800 new aerospace jobs)
- **Downtown North Little Rock** — \$100 million+ in recent economic development including the \$25 million Arena District, new Aloft Hotel, and 31,000 SF conference center opening 2026

Combined, the metro is attracting more than \$8 billion in active industrial and technology investment. This surge in manufacturing, logistics, and technology infrastructure reinforces long-term land value appreciation and tenant demand along the I-40 corridor, positioning the portfolio for potential rent growth and residual value upside beyond the current lease term.



# LEASE OVERVIEW

LEASE OVERVIEW	
<b>LEASE COMMENCEMENT DATE</b>	December 2, 2025
<b>LEASE EXPIRATION DATE</b>	December 2, 2028
<b>RENEWAL OPTIONS</b>	Two 3-years
<b>ESCALATIONS</b>	3% annually
<b>LEASE TYPE</b>	MG
<b>TENANT</b>	Lafferty Equipment Manufacturing, LLC/Knight, LLC
<b>YEAR BUILT</b>	2019 + addition in 2024
<b>BUILDING SIZE</b>	64,000 + 22,000
<b>LAND SIZE</b>	1.01 + 5.29 AC

YEAR 1 RENT AND EXPENSES	
<b>YEAR 1 RENT</b>	\$612,000
<b>PROPERTY TAXES</b>	Tenant's Responsibility
<b>INSURANCE</b>	Tenant's Responsibility
<b>UTILITIES</b>	Tenant's Responsibility
<b>HVAC</b>	Landlord's Responsibility
<b>REPAIRS AND MAINTENANCE</b>	Landlord's Responsibility
<b>ROOF &amp; STRUCTURE</b>	Landlord's Responsibility





# Lafferty

EQUIPMENT MANUFACTURING INC.

Since 1976, Lafferty Equipment has been a hallmark of quality in chemical dispensing and application. Known for durability and performance, Lafferty's products are designed for the most demanding environments, ensuring cleanliness and safety in food processing, agriculture, and industrial cleaning.

Lafferty Equipment Manufacturing Inc. operates under the parent brand CFS Technologies, alongside Knight Equipment and Lavo Solutions. Together, these companies deliver cutting-edge solutions for chemical dispensing and management across a range of industries.

Knight Equipment has long been a leader in advanced chemical delivery systems that enhance productivity, safety, and operational efficiency. Trusted by organizations in healthcare, hospitality, and janitorial services, Knight is known for its reliability, innovation, and ease of use.

Lavo Solutions is a pioneer in data-driven, IoT-enabled dispensing technology. Its smart systems optimize chemical usage, reduce downtime, and provide real-time analytics that empower businesses to operate more efficiently.

*\*Source: CFS Technologies*

[CLICK TO VIEW CFS TECHNOLOGIES' WEBSITE](#)



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# **8504 MACARTHUR DRIVE NORTH LITTLE ROCK, AR 72118**

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