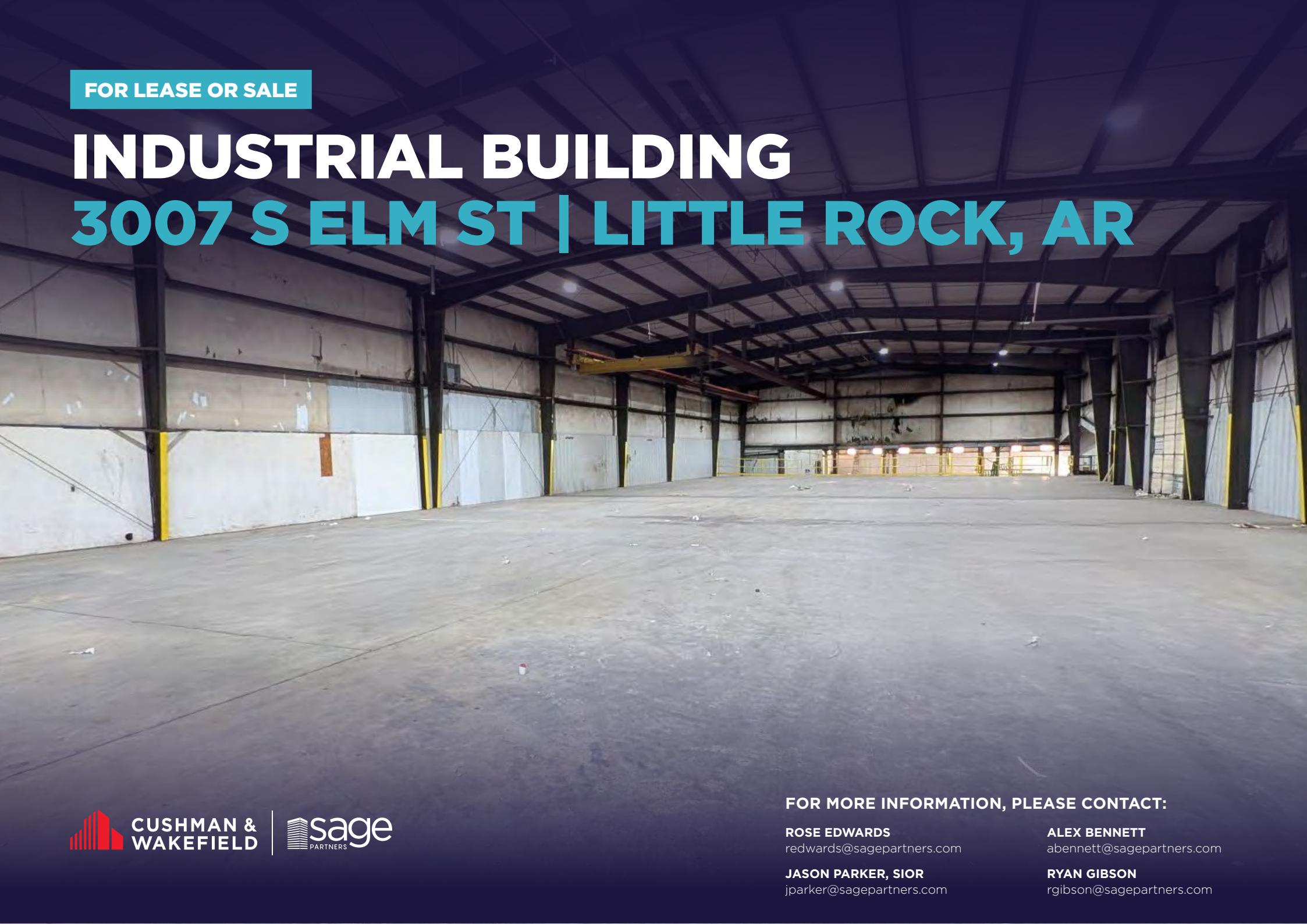


FOR LEASE OR SALE

# INDUSTRIAL BUILDING

## 3007 S ELM ST | LITTLE ROCK, AR



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# PROPERTY OVERVIEW

## HEAVY POWER-READY 28,000 SF INDUSTRIAL WITH CRANES, COVERED DOCKS, AND EXPANSION LAND

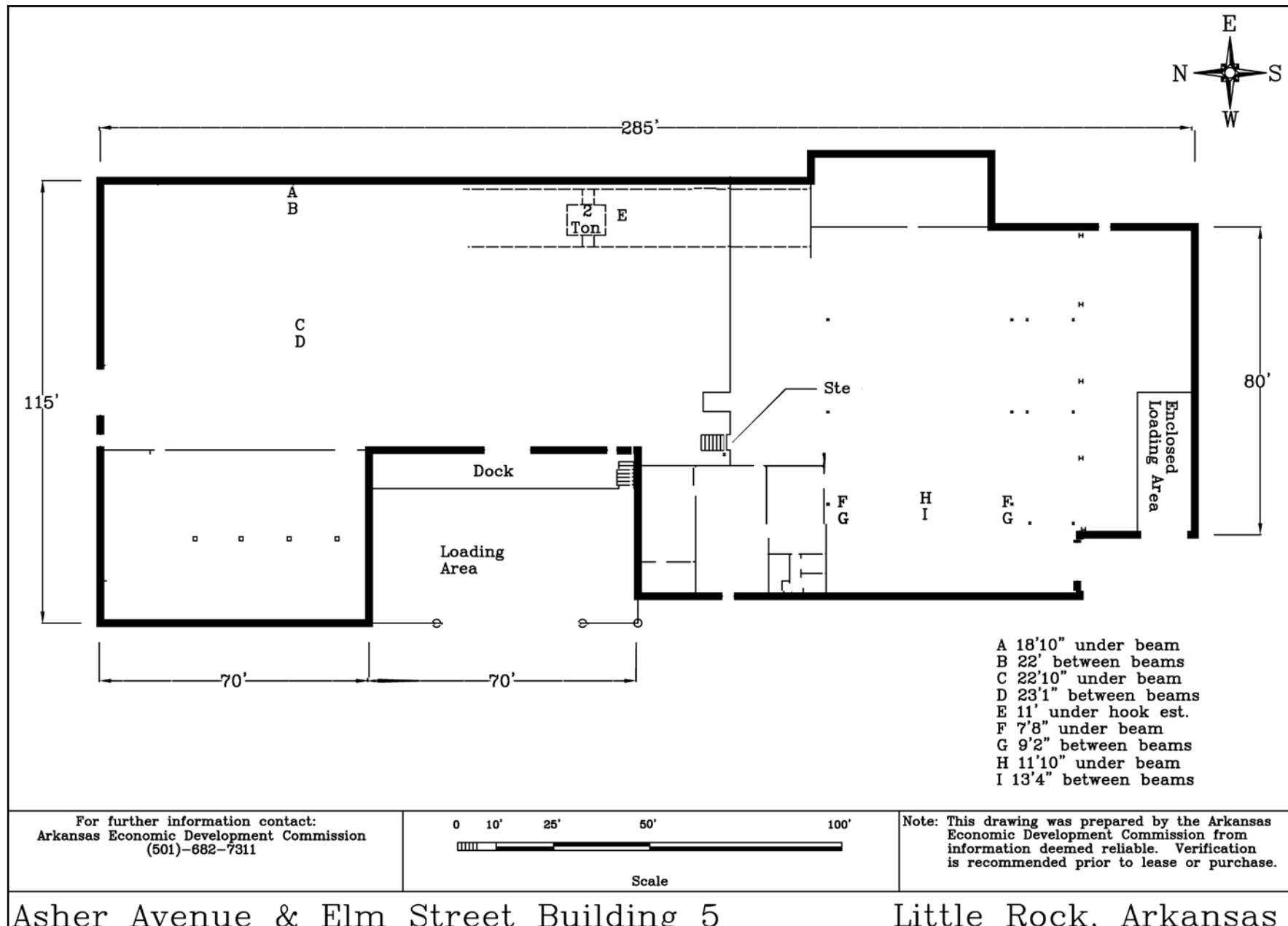
AVAILABLE SPACE	28,000 ± SF
LEASE RATE	\$3.50/SF NNN
SALE PRICE	\$1,120,000 (\$40.00/SF)
DRIVE-INS	One 18' drive-in door
DOCK DOORS	5 dock positions — All covered — Two all-weather, secure loading interior docks
POWER	3-phase 400A — Power can be expanded to 1,800 amps of available capacity
LIGHTING	UFO High Bay 240W LED Fixture, 34000 Lumens

## PROPERTY HIGHLIGHTS

- Recent office upgrades include paint, new piping, and bathroom fixtures; new HVAC will be provided to suit
- New LED lighting throughout the entire facility
- All electrical equipment panels inside recently updated
- Dedicated and fenced outdoor storage and an expandable yard
- Ownership willing to provide TIA to customize the layout
- Ample parking
- Direct access to Hwy 70 (23,000 VPD)



# BUILDING FLOOR PLAN





# PROPERTY AERIAL



FOR LEASE OR SALE

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