

FOR LEASE OR SALE

INDUSTRIAL BUILDING

3007 S ELM ST | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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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 <ul style="list-style-type: none">— All covered— Two all-weather, secure loading interior docks
POWER	3-phase 400A <ul style="list-style-type: none">— Power can be expanded to 1,800 amps of available capacity
LIGHTING	UFO High Bay 240W LED Fixture, 34000 Lumens

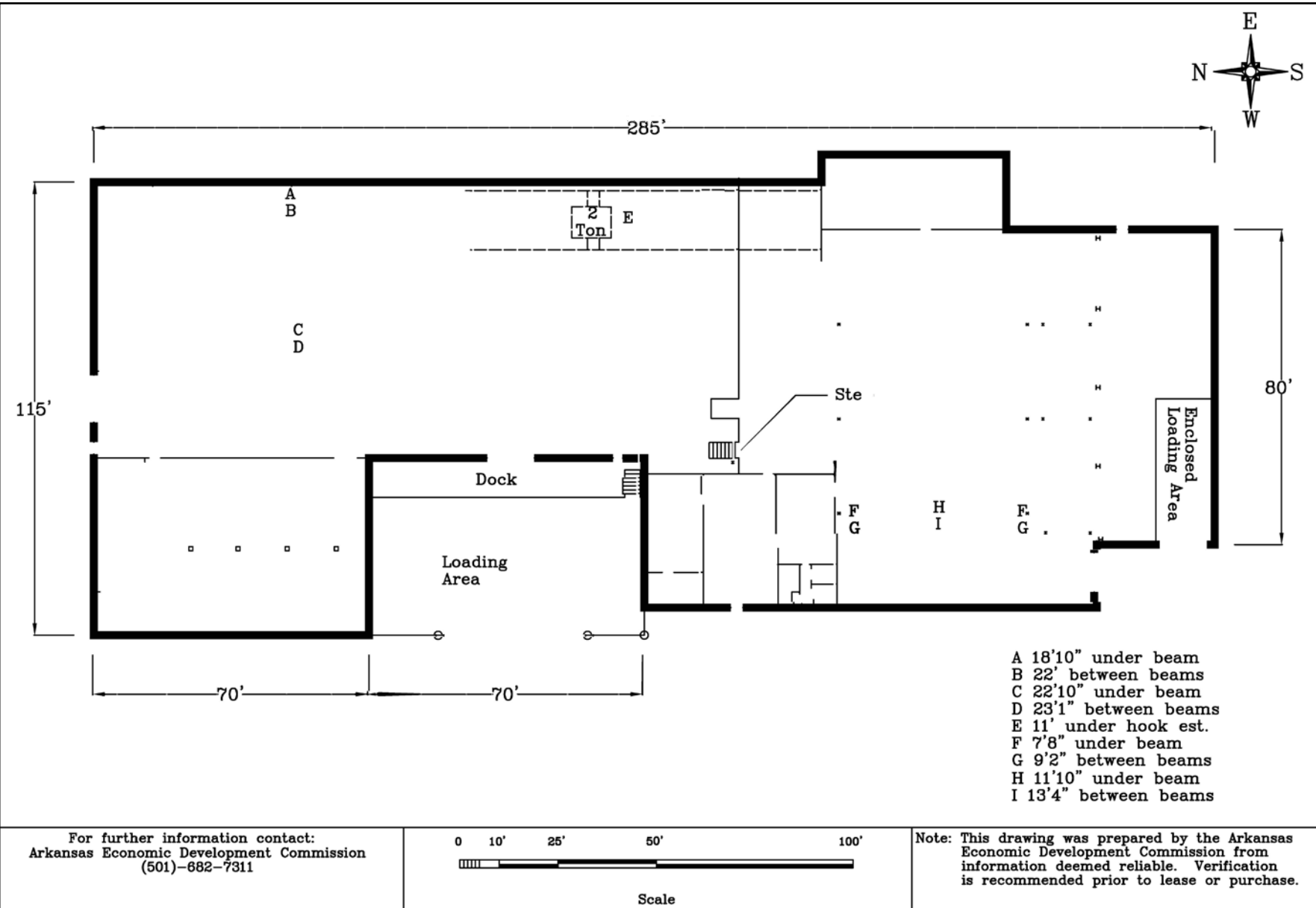
PROPERTY HIGHLIGHTS

- 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)

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BUILDING FLOOR PLAN



Asher Avenue & Elm Street Building 5

Little Rock, Arkansas



PROPERTY AERIAL



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