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WAREHOUSE/OFFICE PROPERTY FOR SALE OR LEASE

8328 MacArthur Drive, North Little Rock, AR



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Property Understanding

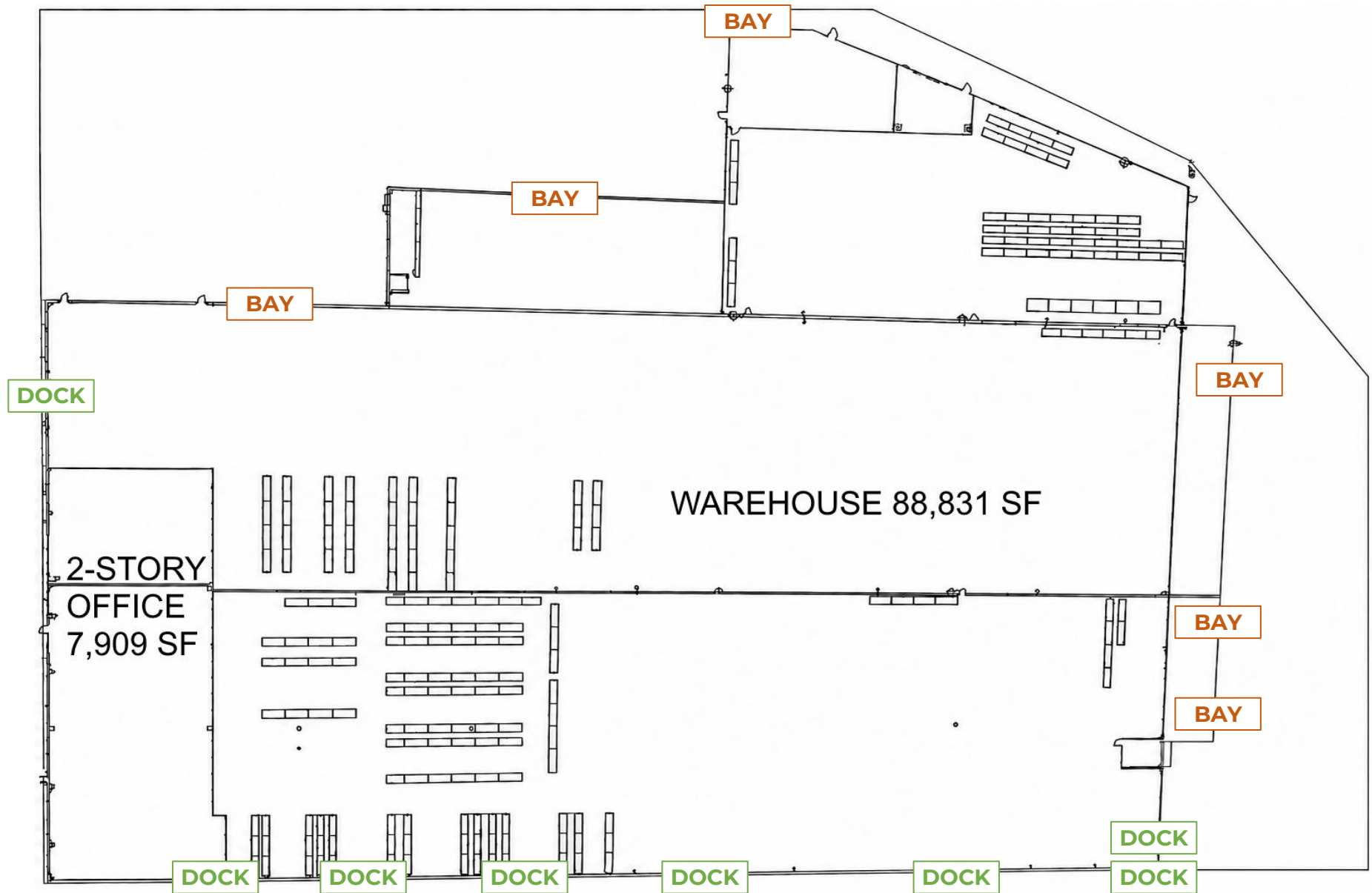
OVERVIEW

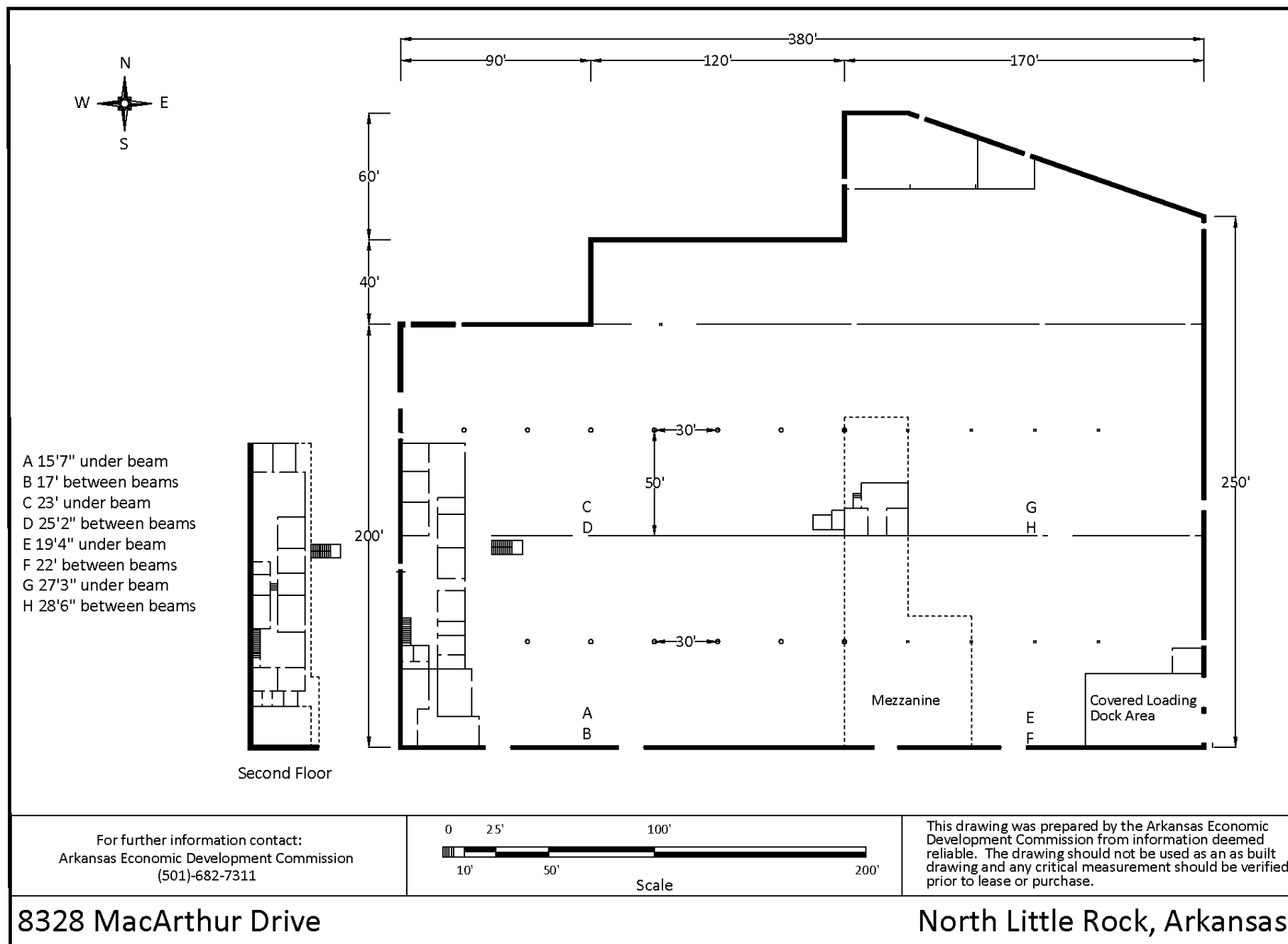
Offering	For Sale or Lease
Sale Price	\$4,500,000
Lease Rate/Type	\$3.75/SF/YR NNN
Address	8328 MacArthur Dr, North Little Rock, AR 72118
Property Type	Warehouse/Office
Building & Lot Size	±96,740 SF (includes ±7,909 SF office) ±6.86 Acres
Bay & Dock Doors	Six (6) Bays & Eight (8) Docks
Clear Height	15'7" to 28'6"
Year Built	1974
Parking	120 Surface Spaces
Traffic Count	MacArthur Dr/Hwy 365 – 9,300 VPD

PROPERTY HIGHLIGHTS

- ±96,740 SF industrial facility situated on ±6.86 acres and offered for sale or lease.
- Offered for sale at \$4,500,000, or approximately \$46.52/SF, providing an attractive owner-user basis relative to comparable new construction.
- Approximately 88,831 SF of warehouse space and 7,909 SF of two-story office space.
- Functional industrial configuration with a full-building sprinkler system, eight (8) dock-high doors, six (6) bay doors, three-phase power, and approximately 120 surface parking spaces.
- Strategic Central Arkansas location near I-40 and the I-40/I-430 interchange, with frontage on MacArthur Drive/Hwy 365.
- Well-suited for manufacturing, fabrication, industrial service, building products, equipment, and fleet-oriented operations.
- Office space can be customized to accommodate a purchaser's or tenant's administrative and operational requirements.





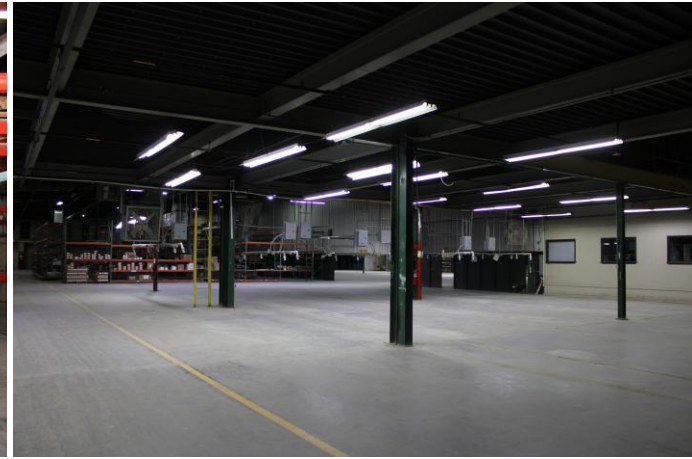


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North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-430 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-430 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	21,220	99,963	293,120
Households	9,689	45,714	128,886
Average Age	40.3	40.6	40.4
Average Household Income	\$101,966	\$112,661	\$100,164
Businesses	745	3,811	12,433

**Demographic details based on property location*

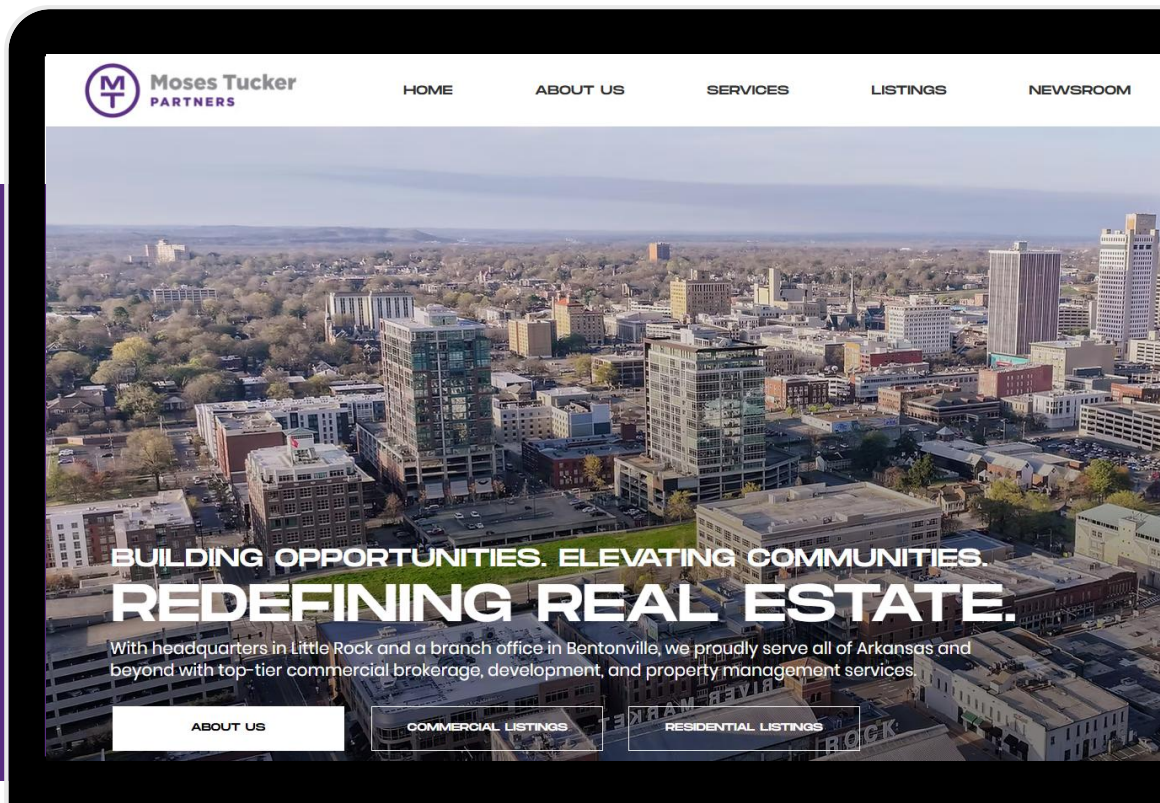
CONNECT

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