

I-30 INDUSTRIAL STORAGE SITE

5 PRODUCTION DRIVE, LITTLE ROCK, AR 72209



PROPERTY DESCRIPTION

8,056 SF industrial facility on 5.22 acres, featuring a blend of office and warehouse space with expansive outdoor industrial storage.

PROPERTY HIGHLIGHTS

- Lease Rate: \$9,200 per month + NNN
- Two buildings totaling 8,056 SF
- Property can be subdivided
- Building 1: 2,280 SF office with reception, 6 offices, conference & break room
- Building 2: 5,776 SF heated warehouse with air supply
- Fully fenced site with electric gate access
- Located in active Southwest Little Rock industrial corridor with excellent access to I-30 and I-530
- Ideal for contractors, logistics, or fleet-based operations

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	443	9,178	31,664
Total Population	1,173	24,357	78,522
Average HH Income	\$43,620	\$50,814	\$56,714

ALEX COPE

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