

LEASE

1506 Prickett Road

1506 PRICKETT RD

Bryant, AR 72022

PRESENTED BY:

NATHAN HUTCHINS

Phone: 501.912.3660

nathan.hutchins@svn.com

AR #PB00063530



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,500 per month (NNN)
NUMBER OF UNITS:	2
BUILDING SIZE:	3,000 SF

PROPERTY HIGHLIGHTS

- ±3,000 SF office/warehouse flex space
- Approximately 1,200 SF office / 1,800 SF warehouse layout
- Flexible leasing option: lease one building or combine both connected buildings for increased operational space
- Functional layout suitable for office, service, or light industrial users
- Ample on-site parking available
- Easy access to I-30 and surrounding commercial corridors
- Located in a rapidly growing Bryant business area

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LEASE SPACES

LEASE INFORMATION

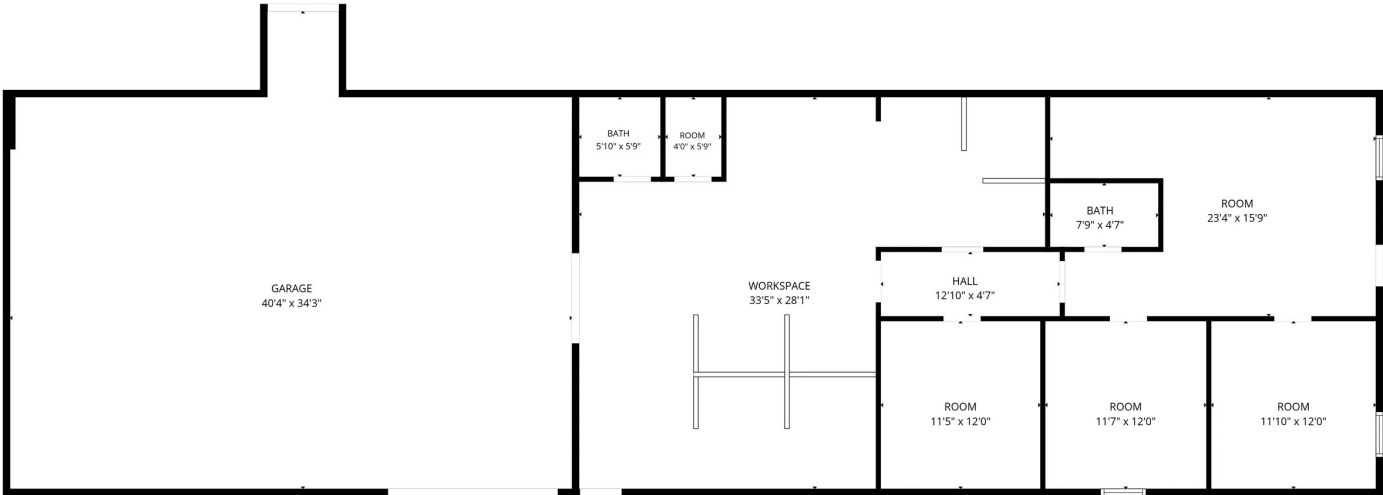
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	3,000 SF	LEASE RATE:	\$2,500 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Building 1	Available	3,000 SF	NNN	\$2,500 per month	\$2500 / Month + \$580 / Month NNN. Office area includes three private offices, large waiting reception area, and bathroom. Warehouse includes 12 ft overhead door, 14 ft ceilings, large workspace area, large work bench, and bathroom.
■ Building 2	Available	3,000 SF	NNN	\$2,500 per month	\$2500 / Month + \$580 / Month NNN. Office area includes four private offices, large waiting reception area, conference room, bathroom in office area. Warehouse includes 12 ft overhead door, 14 ft ceilings, two separate hand sinks, large work bench, optional walk-in cooler, optional grease trap.

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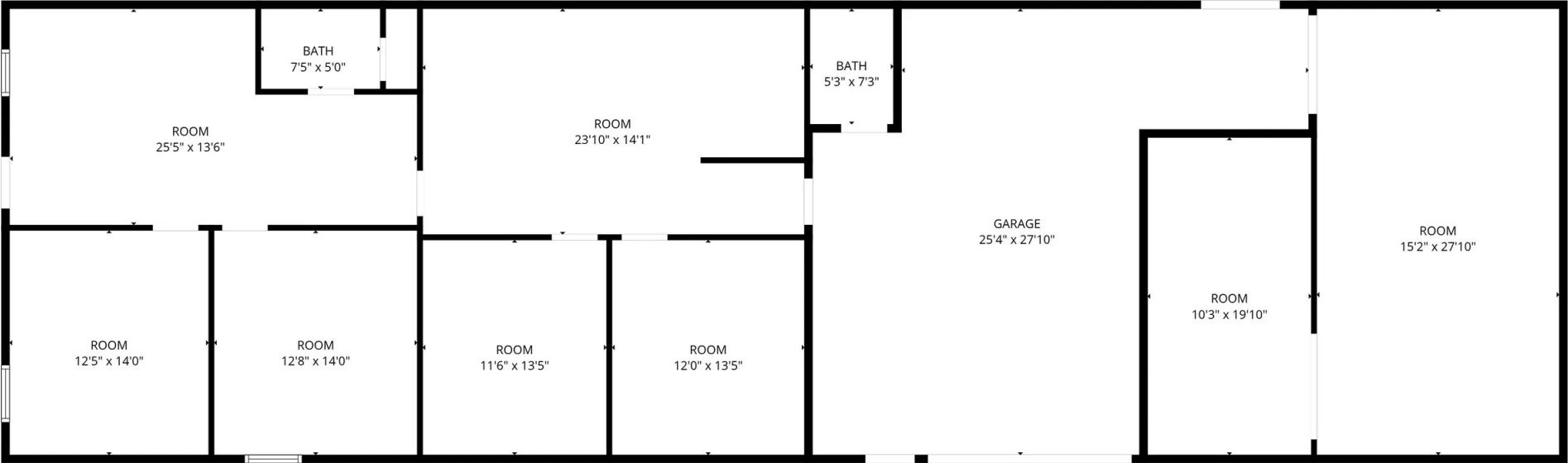
BUILDING 1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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BUILDING 2



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ADDITIONAL PHOTOS

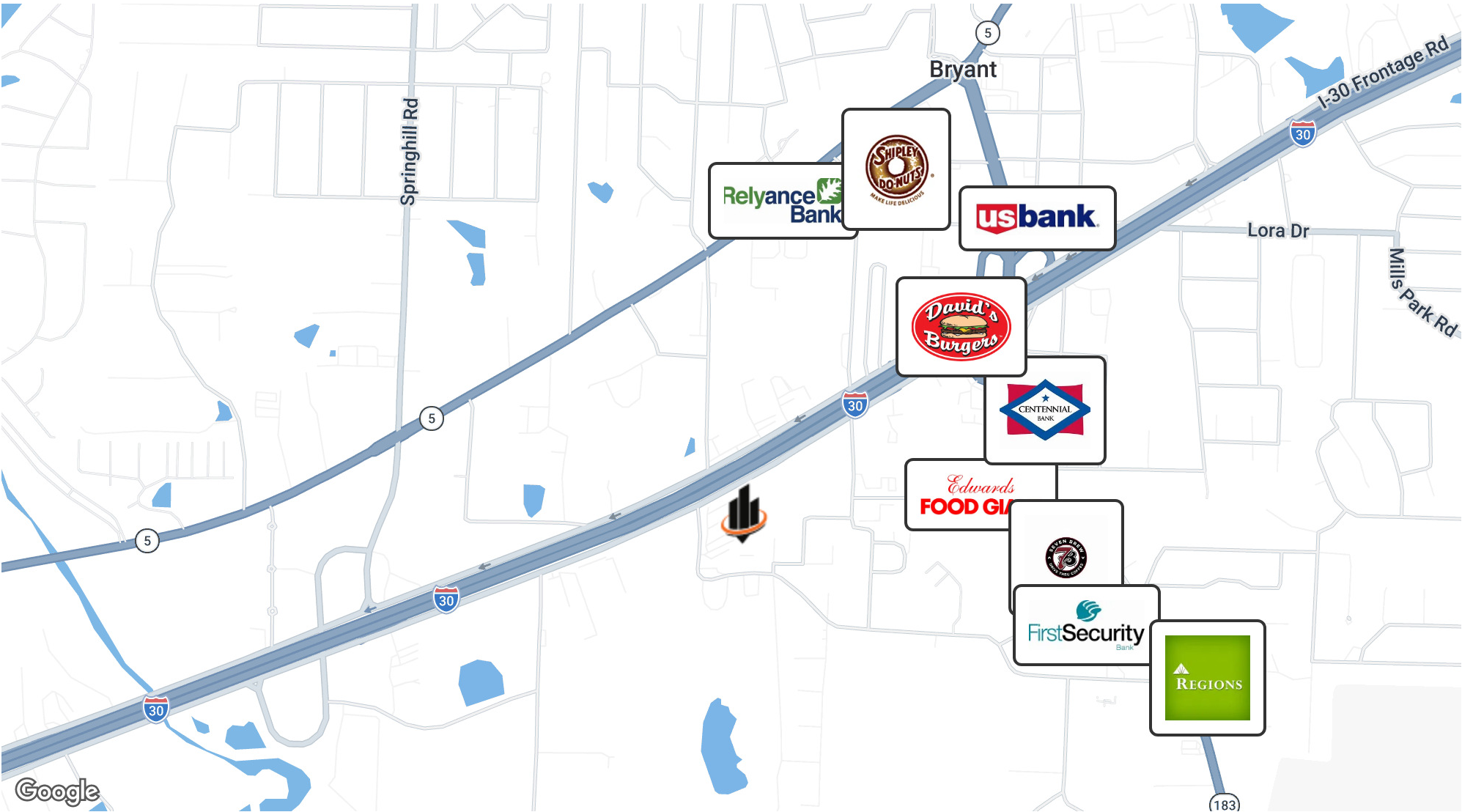


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SVN | ARKBEST REALTY, LLC 6

LOCATION MAP



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