



Offering Memorandum
7300 INDUSTRY DRIVE
NORTH LITTLE ROCK, AR



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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Purchase Price: \$2,150,000 - **PRICE REDUCED**

Cushman & Wakefield | Sage Partners is pleased to offer this opportunity to acquire a multi building flex property located at 7300 Industry Drive, in North Little Rock, AR.

ADDRESS	7300 Industry Drive, North Little Rock, AR
BUILDING 1:	Building 1: 18,125 SF +/- Loading: 2 Drive Ins Construction Type: Steel Building Height: 16' Year Built: 1996
BUILDING 2:	Building 2: 24,146 SF +/- Two Stories Construction Type: Steel Building Height: 22' Year Built: 1996
PARKING:	225
ZONING:	Industrial (I-2)
LAND AREA	9.51/SF +/- 4.98 Acres +/- Raw Land
OCCUPANCY	Vacant
USE	Office/Industrial Center
DEED RESTRICTIONS:	Seller will require certain deed restrictions

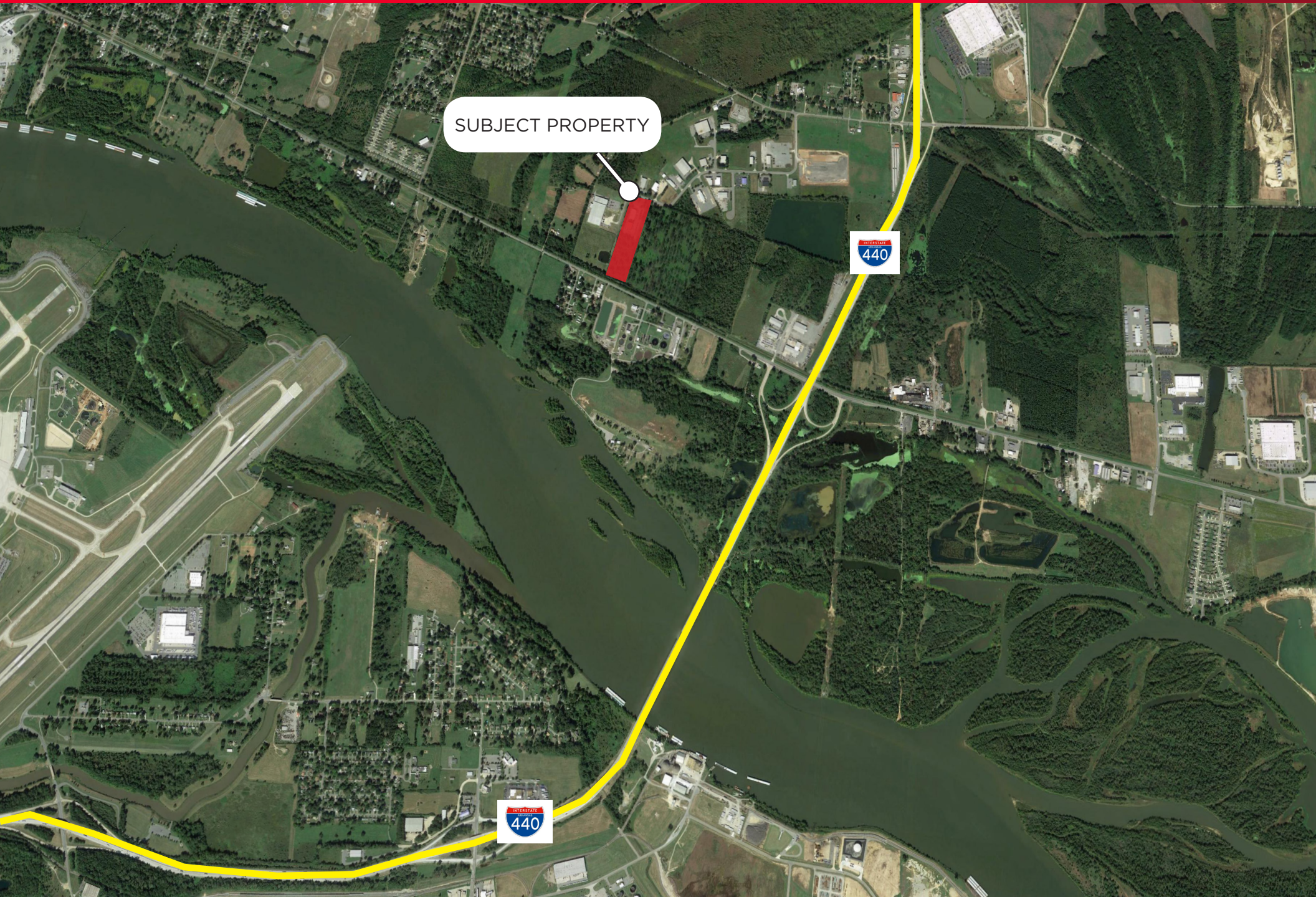
*Information deemed reliable but not guaranteed



SUBJECT PROPERTY

RAW LAND
4.98 ACRES +/-

INDUSTRY DRIVE

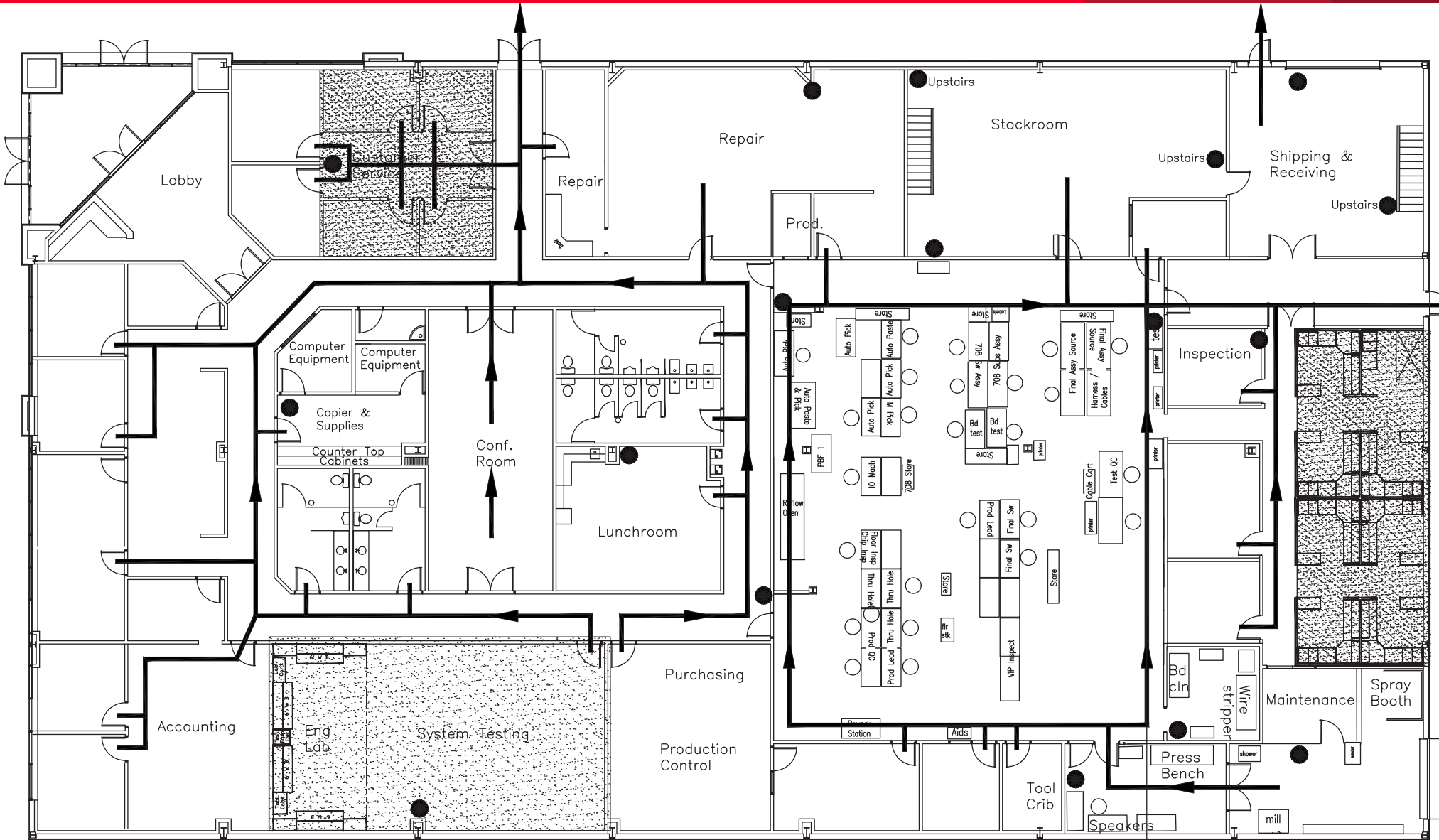


SUBJECT PROPERTY



FLOOR PLAN

BUILDING 1



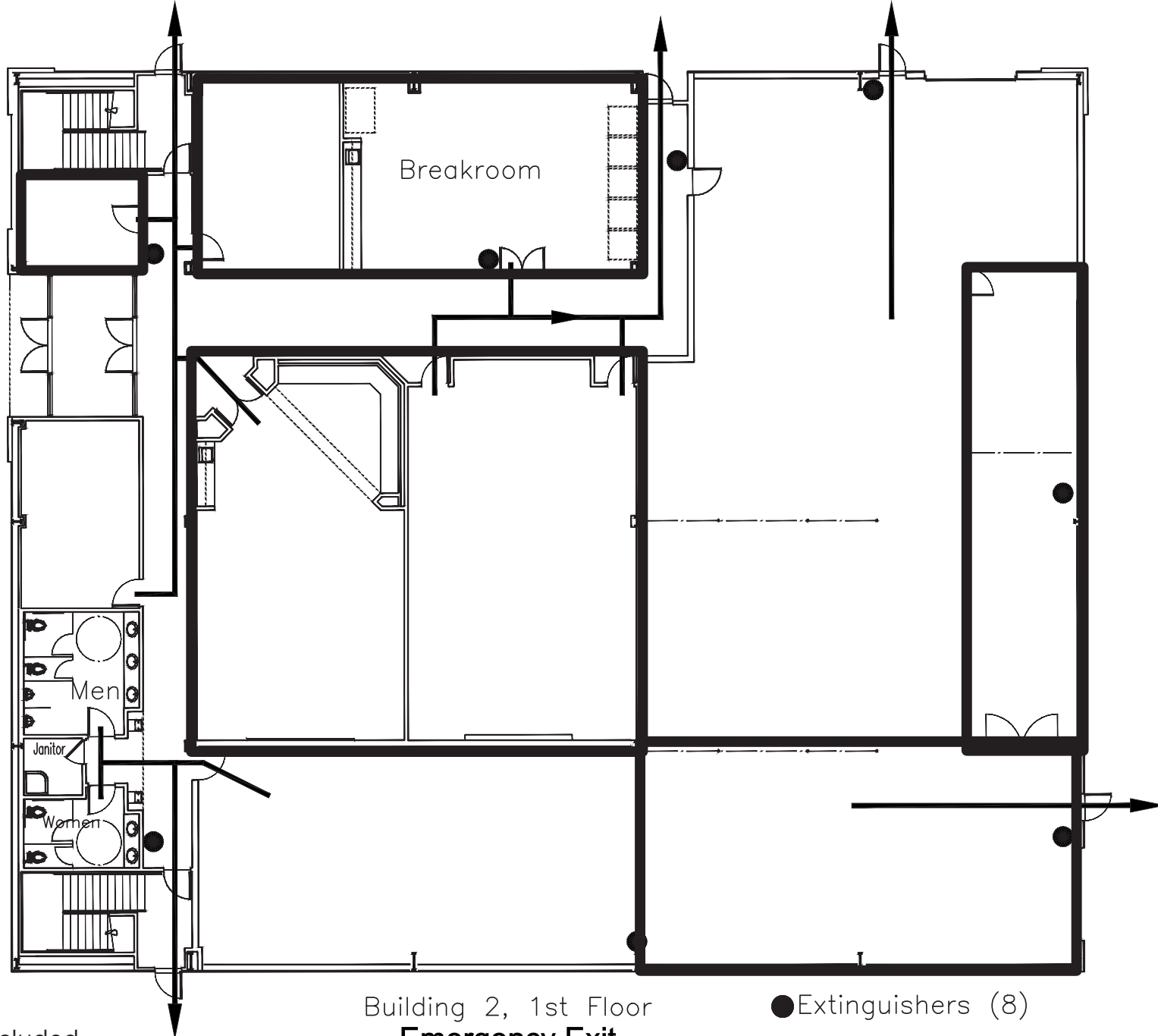
BUILDING 1 – 18,125 SF
Emergency Exit

● Extinguishers (17)

Furniture not included

FLOOR PLAN

BUILDING 2-1ST FLOOR



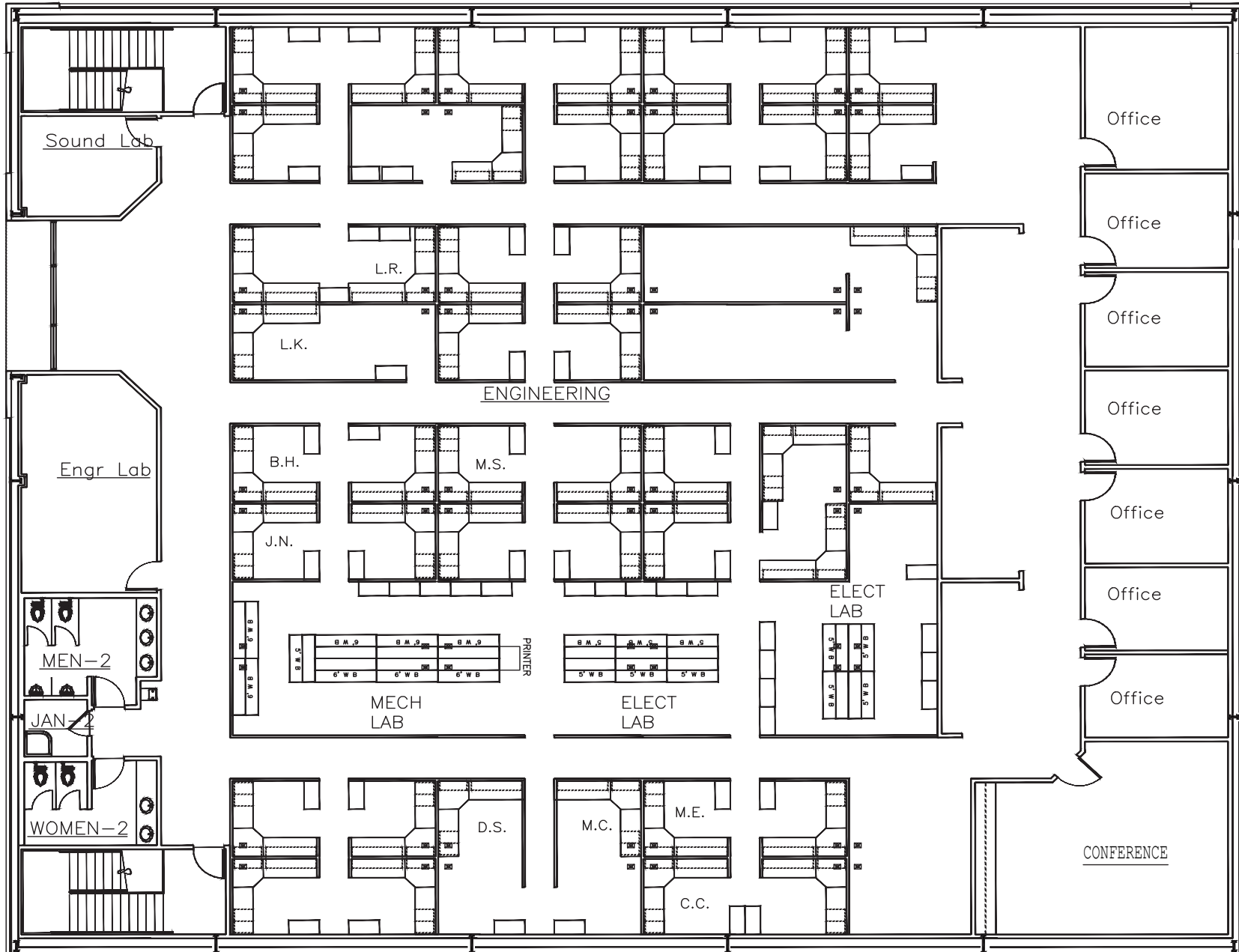
Building 2, 1st Floor
Emergency Exit

● Extinguishers (8)

Furniture not included

FLOOR PLAN

BUILDING 2-2ND FLOOR



BUILDING 2, 2ND FLOOR
- 12,073 SF

Furniture not included

A FIRM POWERED BY EXPERIENCE

Sage Partners (“Sage”) specializes in providing commercial real estate brokerage, management and development services in the state of Arkansas. Sage combines the technical, market, financial, and industry expertise of seasoned professionals to create a full-service commercial real estate company. The Sage team has many years of in-depth experience that provides solutions through a combination of services.

Diversified experience provides Sage with a unique perspective combining an insight of national trends with unparalleled local knowledge. Additionally, Sage brings a unique database of brokers, clients, contacts, bankers, and investors from vast local, regional, and national experiences. This combination brings real solutions to clients’ needs and ensures thorough market penetration in all respects.

WHY USE SAGE - PEOPLE

We are proud of the success the company has had because it is based on a very simple equation of “good people + hard work + intelligent, long term vision equals long term success.” What impresses people is consistent hard work, market knowledge, quality and the character of team members.

OUR MISSION

“Our team will work with faith and integrity, utilizing our experience and expertise to provide superior real estate services to the benefit of our clients, families, and community.”

CORE VALUES

Practice Integrity -

We always try to do what’s right..in all settings, no matter the cost

Clients are Supreme -

We want our clients to see that we are outstanding with our experience, knowledge, effort and results

Be Entrepreneurial -

We are proactive and creative in solving problems and seizing opportunities

Teamwork Wins -

We can achieve more with all of us than individually

Give Back -

We want to invest in our community with meaningful generosity



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Jason Parker

Associate

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Aaron Nicholson serves as Vice President and Executive Broker of the Cushman & Wakefield | Sage Partners, Little Rock office. Mr. Nicholson is focused on statewide retail, industrial, commercial land, and investment sales brokerage. He is responsible for over 1.5 million square feet in sales and leasing transactions.

Mr. Nicholson is a graduate from the University of Arkansas. He is a member of the International Council of Shopping Centers, the Little Rock Regional Chamber of Commerce, Conway Chamber of Commerce and the Hat Club.

Clients Served

- Kum & Go
- TruckPro
- Dyke Enterprises
- General Cable

Major Transactions

- West Main Center, 1009 West Main St., Russellville, AR - 61,660 SF
- 1392 Remmel Dam Rd, Malvern, AR - 340,351 SF

Professional Affiliations

- International Council of Shopping Centers (ICSC)
- Little Rock Chamber of Commerce
- Conway Chamber of Commerce

Education

- BSA in Agriculture Business, University of Arkansas

Jason Parker joined Cushman & Wakefield | Sage Partners in 2017. Mr. Parker brings 17 years of professional experience in the telecommunications industry, product marketing and business development with him to the commercial real estate industry.

Mr. Parker has led many successful sales and leasing transactions across the state of Arkansas. He is graduate of the University of Arkansas, and has a Master of Business Administration from the University of Arkansas at Little Rock, and is a member of ICSC and the Rotary Club of Little Rock.

Clients Served

- Amazon
- L&W Supply
- Anthem Health Care
- MCNA Dental
- Trigate Capital

Education

- Master of Business Administration, University of Arkansas, Little Rock
- Bachelor of Science, Business Administration, Computer Information Systems & Marketing Management, University of Arkansas

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CUSHMAN & WAKEFIELD | SAGE PARTNERS DISCLOSURE

Cushman & Wakefield | Sage Partners has been engaged by the owner of the Property to market it for sale. Information concerning the Property has been obtained from sources other than Sage Partners and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any references to age, square footage, income, expenses and any other Property specific information are approximate. Any opinions, assumptions, estimates, or financial information contained herein are projections only and are provided for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. Buyers should conduct their own independent investigation and inspection of the Property in evaluating a possible purchase. The information contained herein is subject to change.