

FOR LEASE

INDUSTRIAL BUILDING

3201 S ELM ST, STE A | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

AVAILABLE SPACE 5,750 ± SF

LEASE RATE \$2,500/month

DOCK DOORS 1 dock door and 1 man door

POWER 3-phase 400A
— Power can be expanded to 1,800 amps of available capacity

LIGHTING UFO High Bay 240W LED Fixture, 34000 Lumens

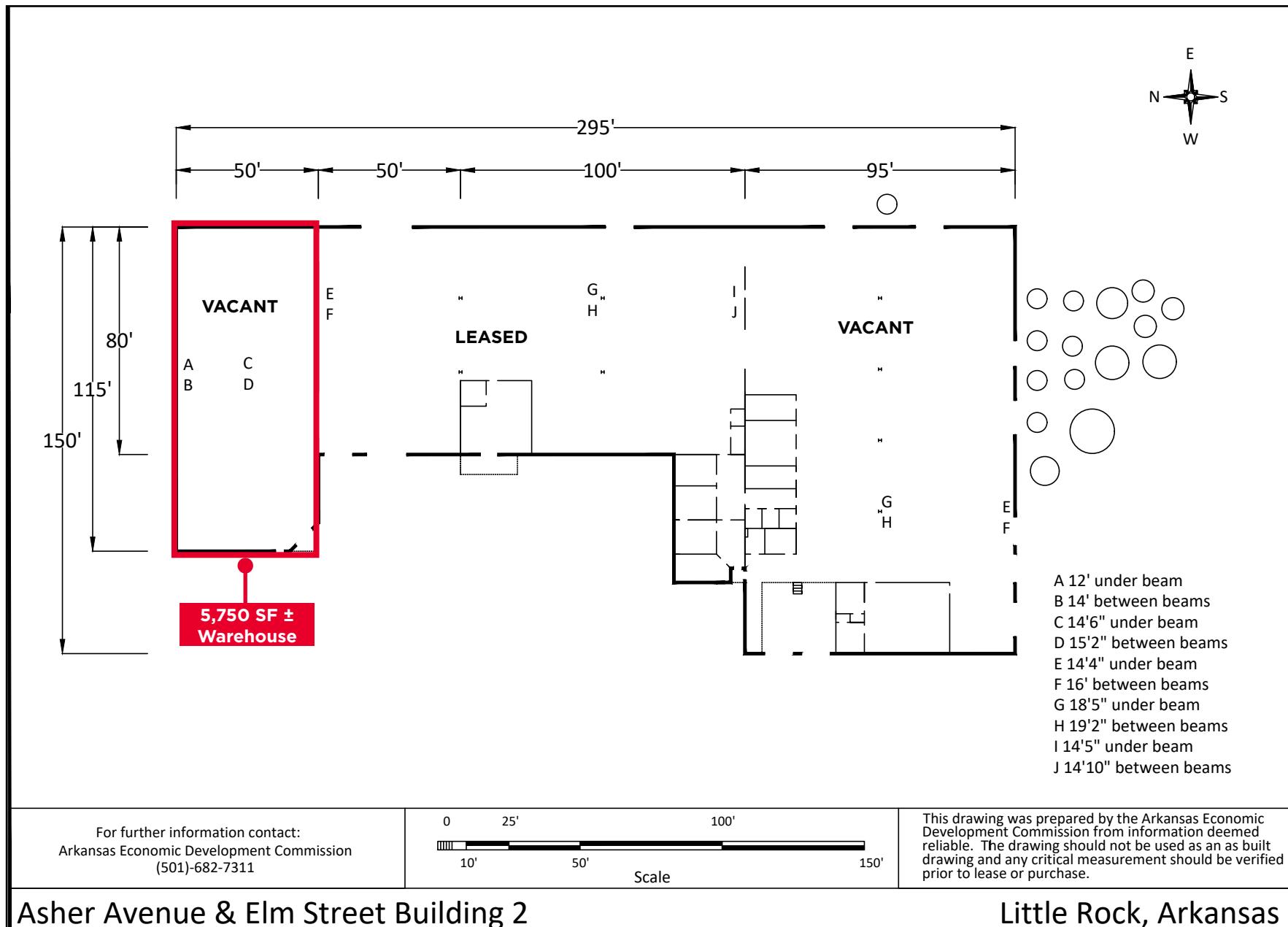


PROPERTY HIGHLIGHTS

- Dedicated and fenced in parking space
- New LED lighting throughout the entire facility
- All electrical equipment panels inside recently updated
- Ownership willing to provide TIA to customize the layout
- Ample parking
- Direct access to Hwy 70 (23,000 VPD)



BUILDING FLOOR PLAN





PROPERTY AERIAL



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