

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)

3201 S ELM ST | LITTLE ROCK, AR

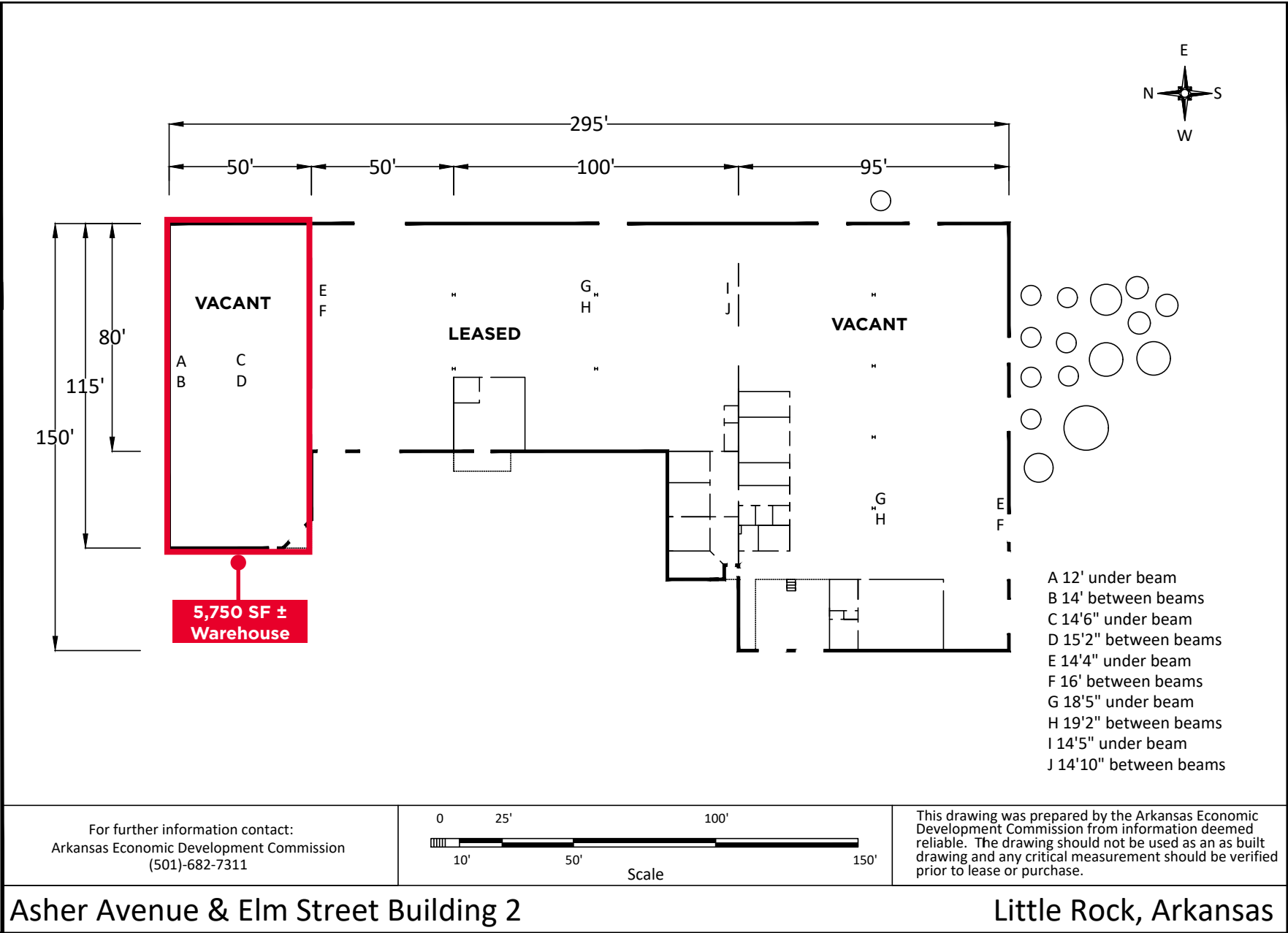


CUSHMAN & WAKEFIELD

sage PARTNERS



# BUILDING FLOOR PLAN

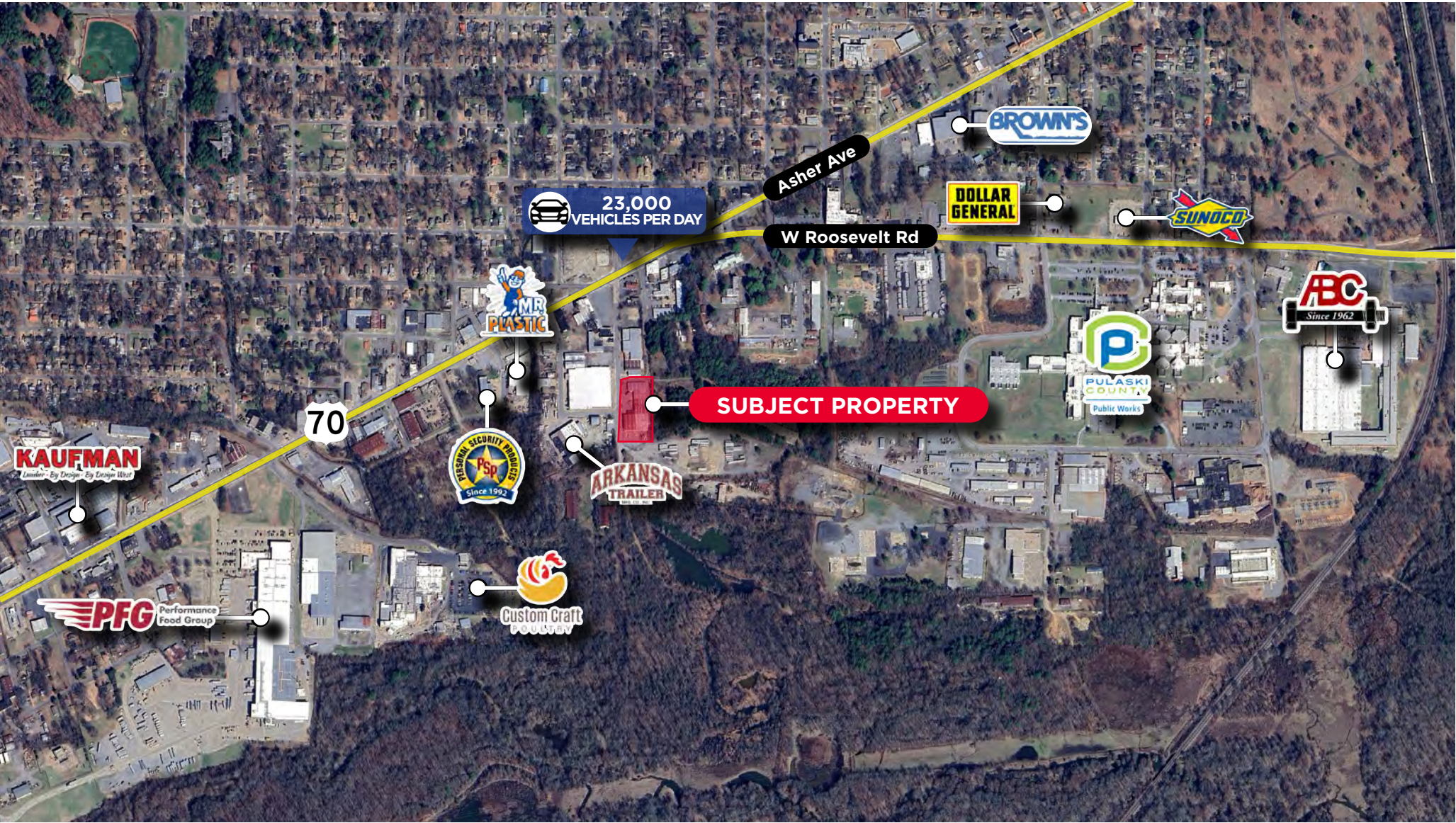








# PROPERTY AERIAL





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