



Rare Commercial Opportunity!

- Over 27,00 SqFt on 3.77 Acres
- 490' Frontage on AR HWY 161
- 6 Heated Metal Buildings + More

8711 & 8713 Highway 161
North Little Rock, AR 72117

PROPERTY SUMMARY

Offering Price	\$995,000
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Total Buildings SqFt	27,000+ SqFt
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Year Built	1971
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Lot Size (acres)	3.77 Acres
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490' Frontage on AR HWY 161

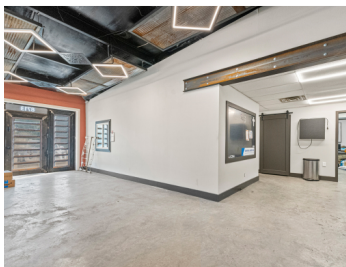
6 Metal Buildings all with Heat + 1200 SqFt
Unfinished Home & 60'x60' Covered Storage Area

Convenient to I-440, I-40, Little Rock Port Authority,
& Clinton National Airport

INVESTMENT SUMMARY

Rare commercial opportunity on 3.77 acres in North Little Rock/Jacksonville Area featuring 6 heated metal buildings totaling over 27,000 SF, plus a 1,200 SF unfinished home and 60'x60' covered storage area. 490' Frontage on AR Hwy 161. Buildings 1 & 2 include a 60'x150' and attached 60'x120' metal structure with loading dock, powder coating oven, 3-phase 480V power, and upstairs apartment. Building 3 is 50'x60', Building 4 is 50'x100', Building 5 is 50'x55'—all heated. Building 6 is a 30'x60' insulated, heated silo. Some buildings have air-conditioned space. Ideal for manufacturing, warehouse, distribution, or contractor use. Convenient to I-440, I-40, Little Rock Port Authority, and Clinton National Airport.









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