



3801 W 65th St

3801 W 65th St, Little Rock, AR 72209



Mandie Hodges

ADANI Management

3801 W 65th St, Little Rock, AR 72209

contact@adanimanagement.com

(501) 410-3809



3801 W 65th St

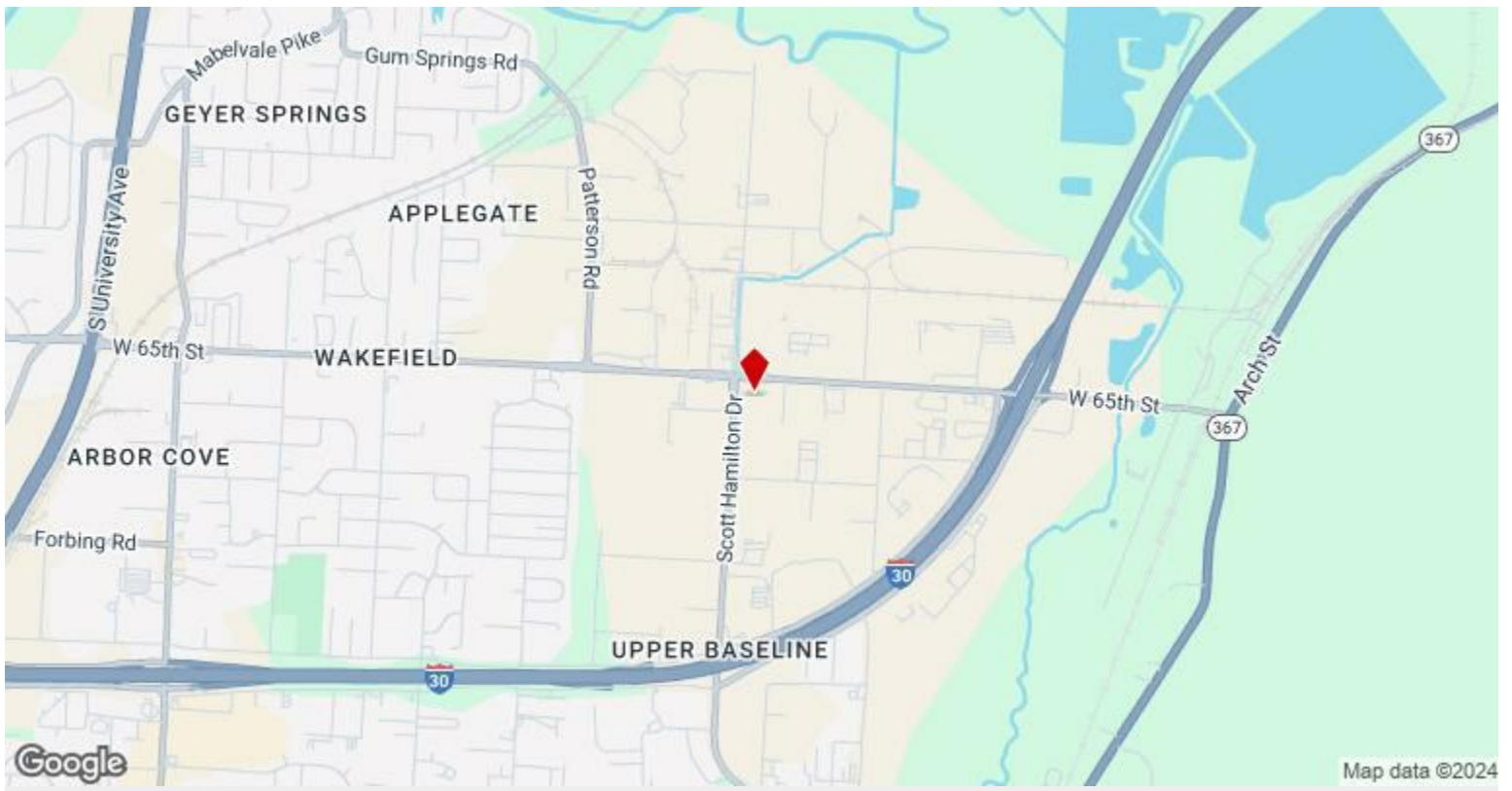
\$3,650,000

This multifaceted facility spans approximately 64,000 square feet on a 4.29-acre lot that has been fenced and gated. The warehouse has column spacing of 40 feet by 30 feet, a maximum clear height of 20 feet and 7 inches, a mezzanine walkway, racking, and covered loading...

- 3801 W 65th Street is a 64,525-SF, move-in-ready HQ, production, cold storage & showroom facility on a 4.29-acre fenced, gated lot with 3-phase power.
- Featuring pristine office space, a showroom area, outdoor storage, a mezzanine, ramped drive-in bays, loading docks, and 40' by 30' column spacing.
- Superior connectivity: 2 minutes from I-30, 5 minutes from I-530, 6 minutes from I-630, 7 minutes from University Drive, and 9 minutes from I-40.
- Leverage broad accessibility: Within a 15-minute drive of Downtown Little Rock, Camp Robinson, Little Rock Airport, and Union Pacific's rail terminal.
- Ideal for cold storage with one freezer and one cooler in the warehouse and a connected 5,625-square-foot cold storage room with a 25'7" clear height.



Price:	\$3,650,000
Property Type:	Industrial
Property Subtype:	Refrigeration/Cold Storage
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	4.29 AC
Rentable Building Area:	64,525 SF
Rentable Building Area:	64,525 SF
No. Stories:	1
Year Built:	1959
Tenancy:	Multiple
Parking Ratio:	0.77/1,000 SF
Clear Ceiling Height:	25 FT
No. Dock-High Doors/Loading:	8
No. Drive In / Grade-Level Doors:	2

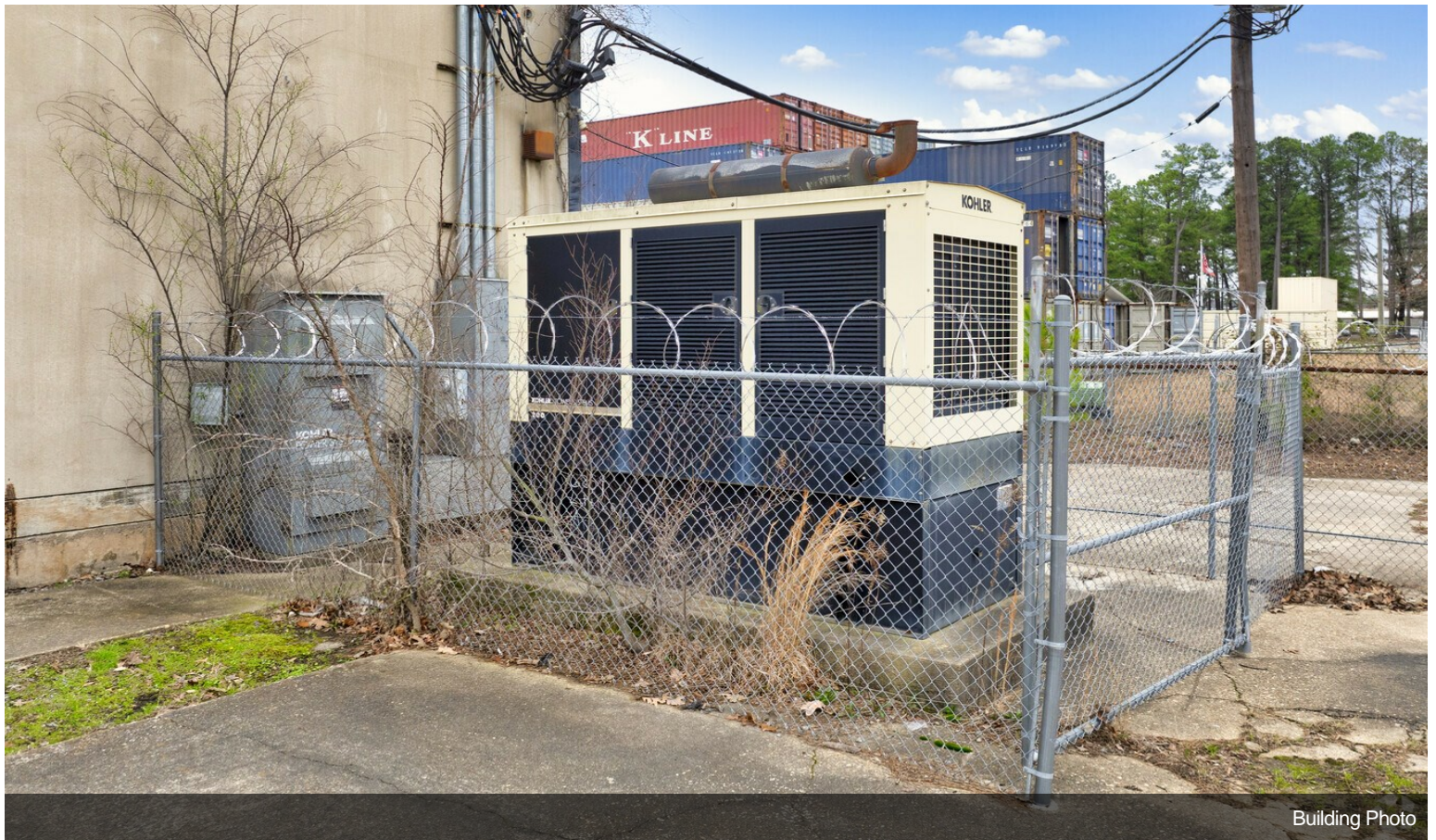


3801 W 65th St, Little Rock, AR 72209

Property Photos

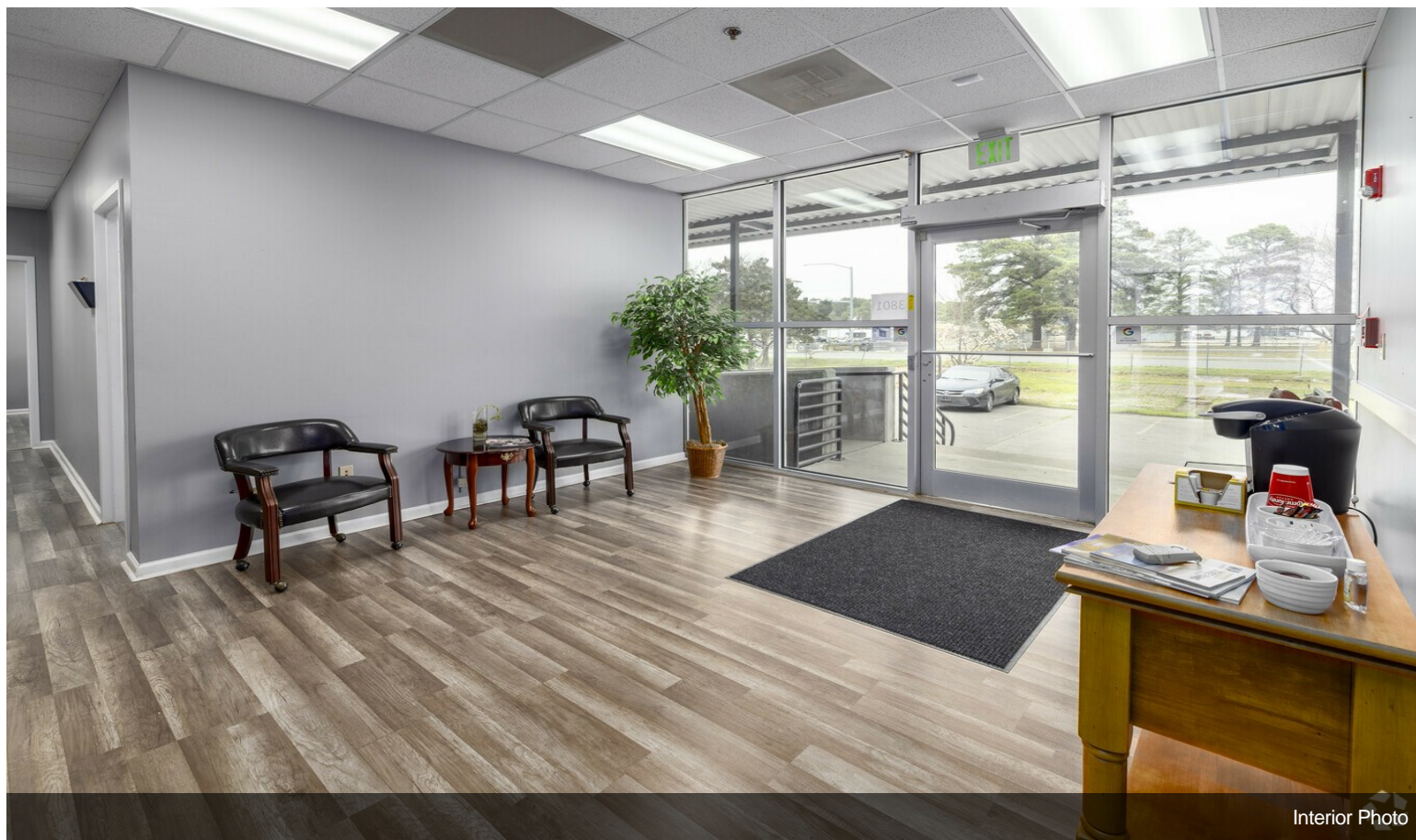


Interior Photo

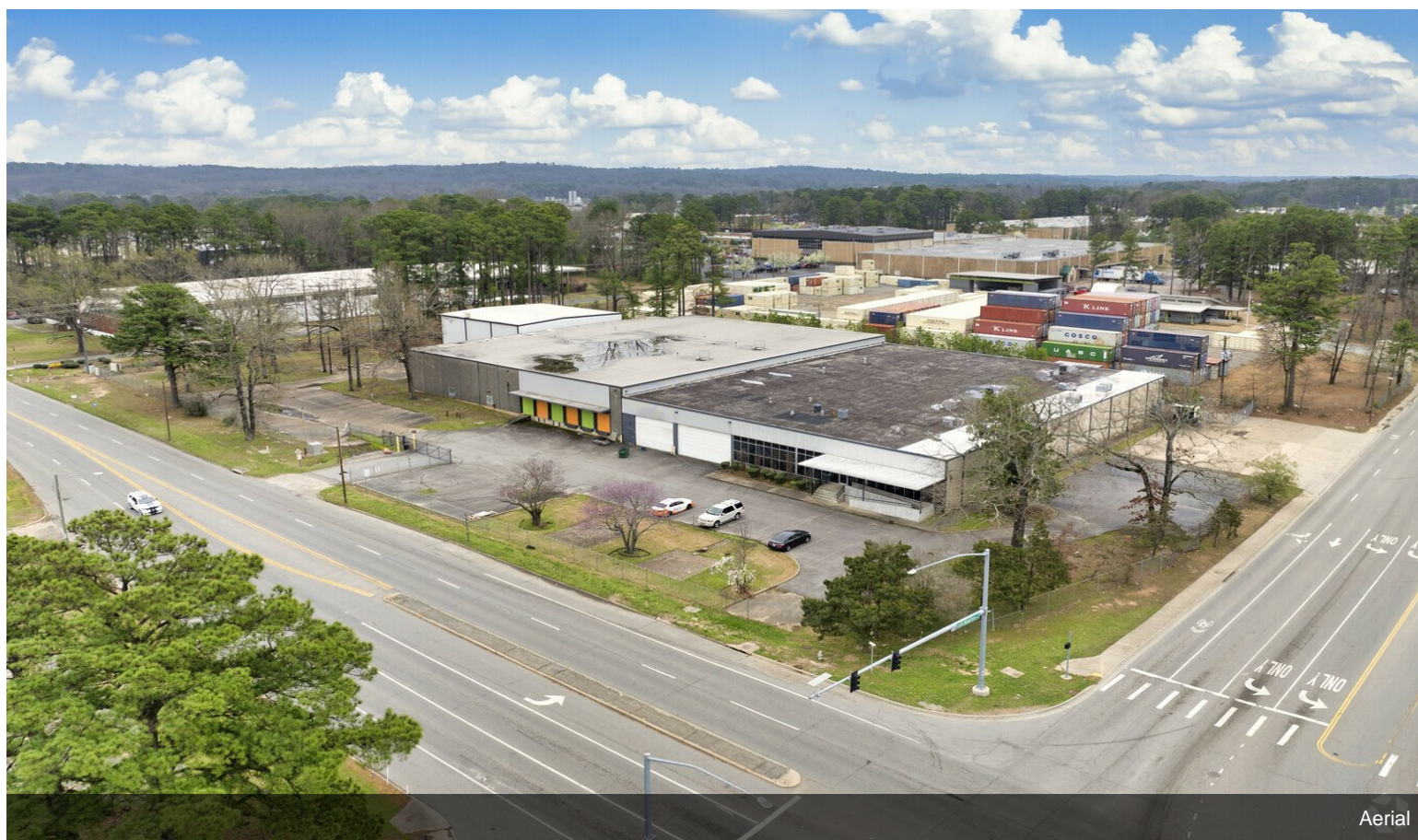


Building Photo

Property Photos

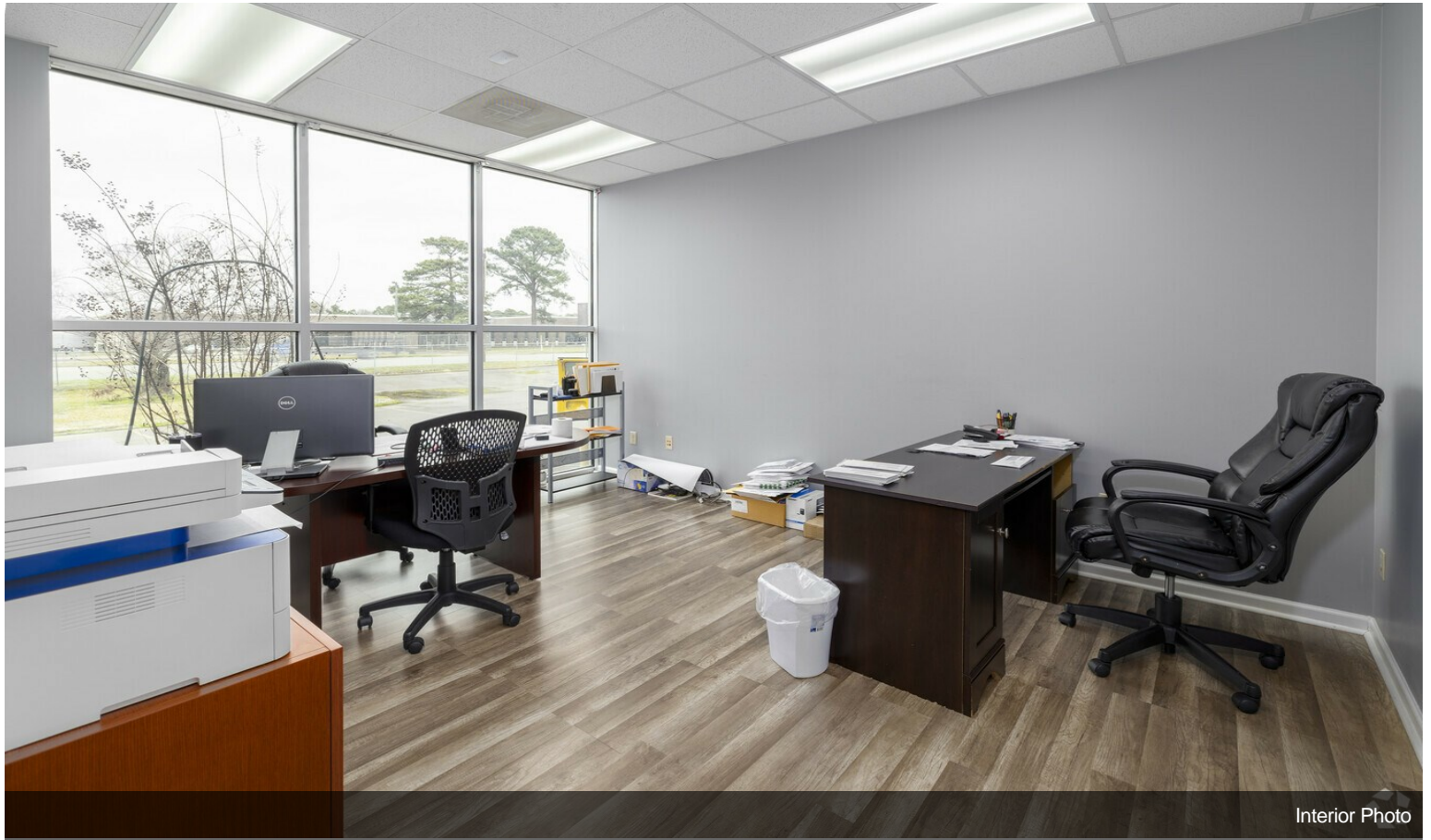


Interior Photo

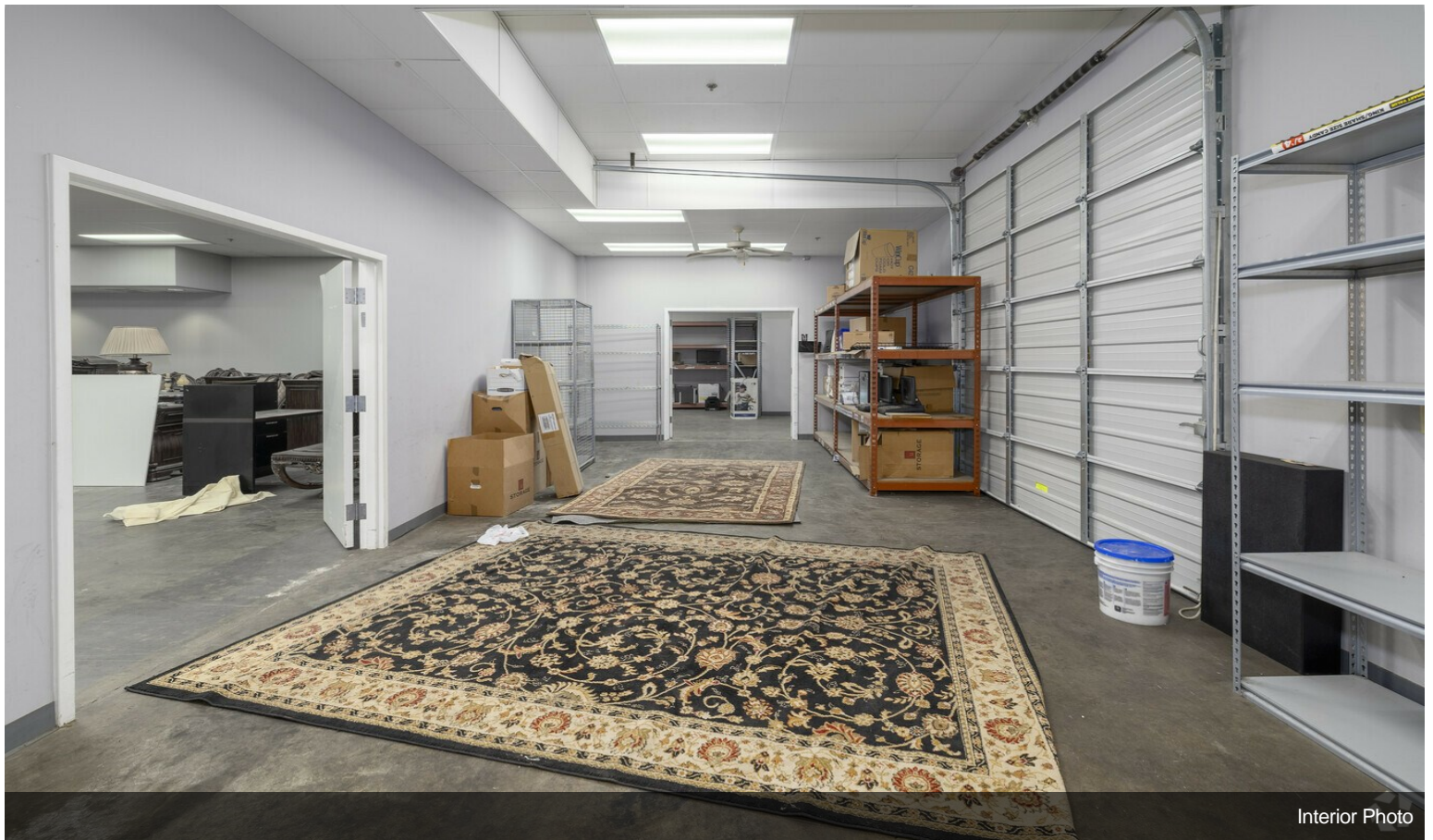


Aerial

Property Photos

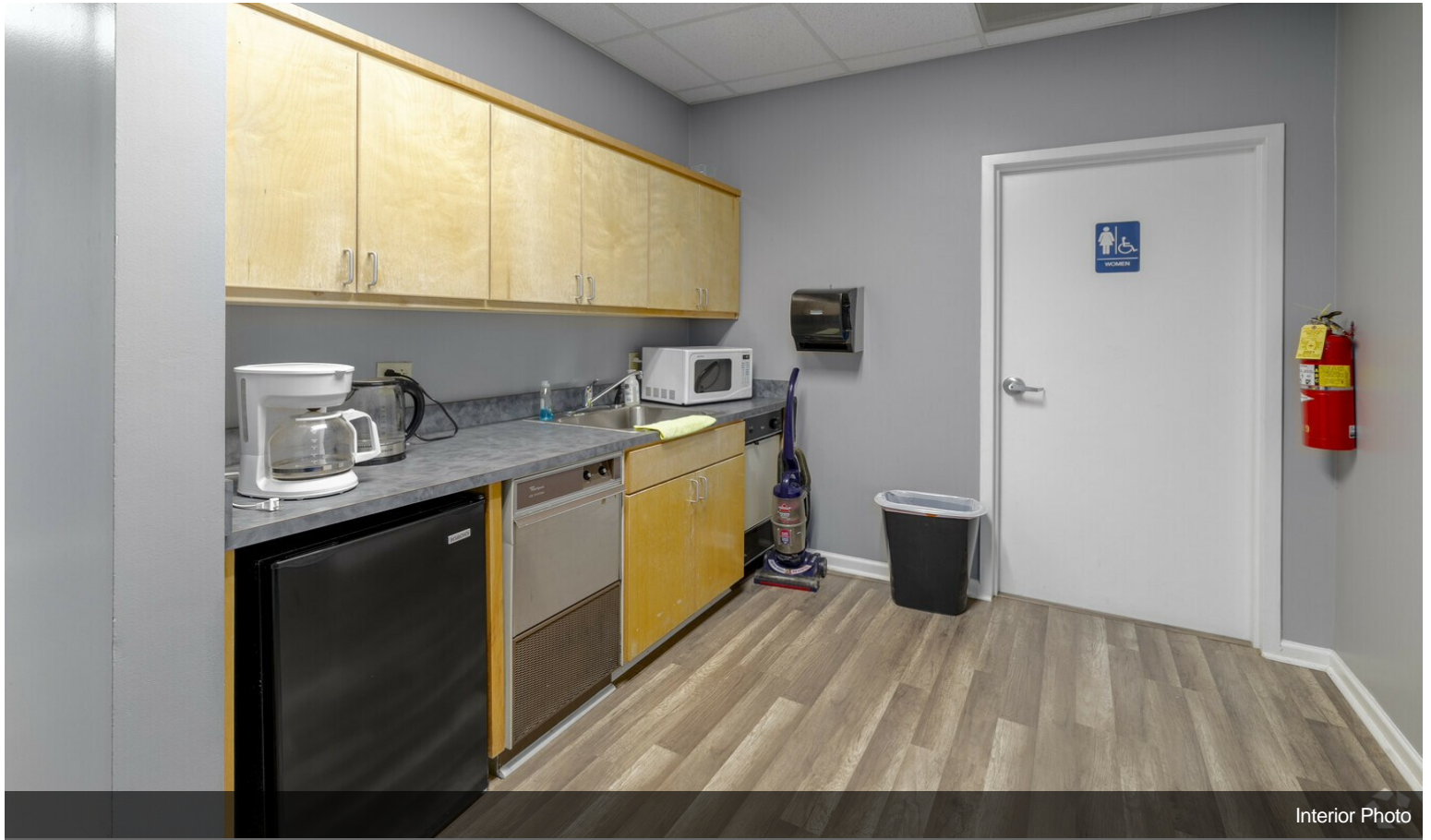


Interior Photo

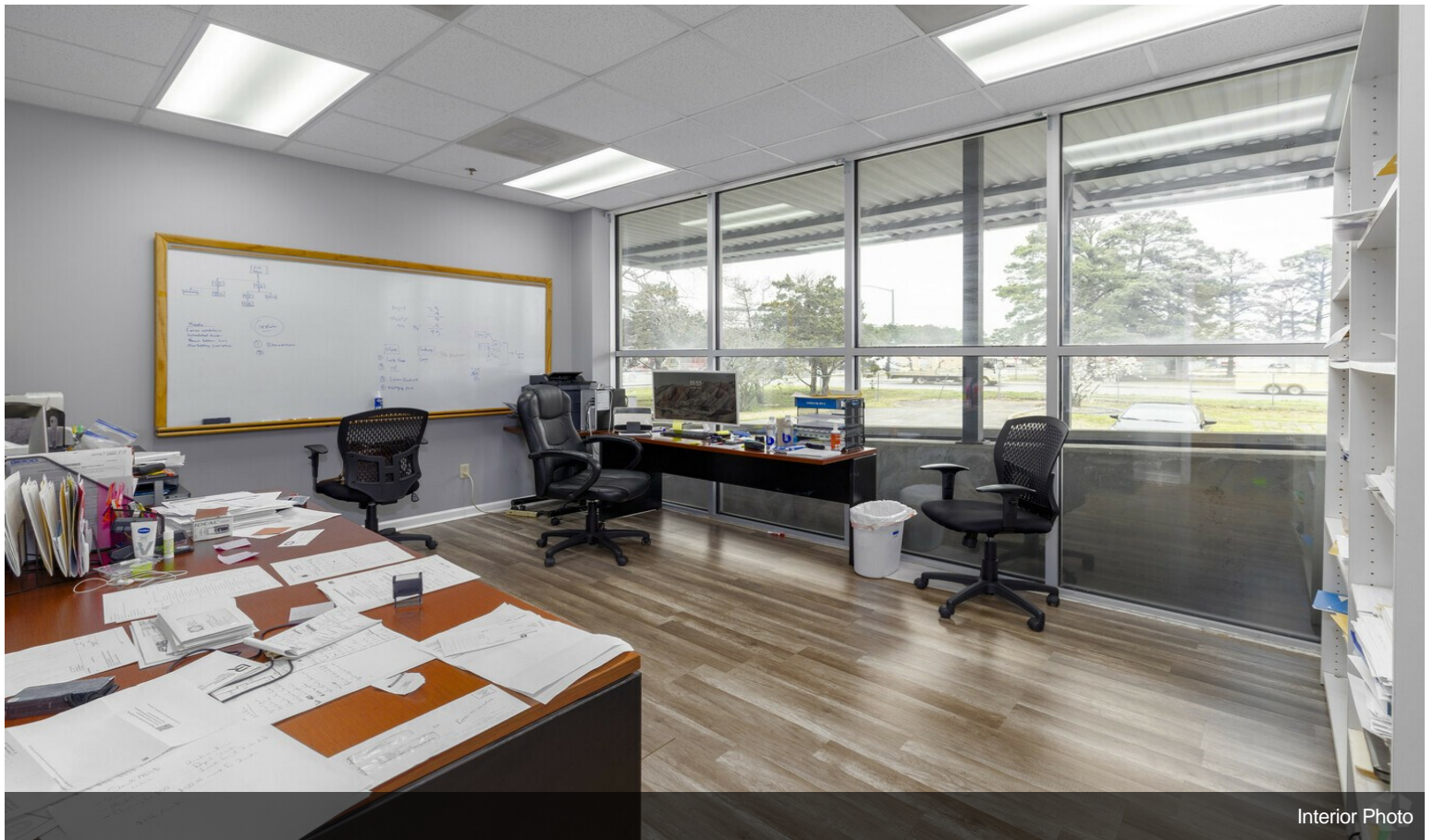


Interior Photo

Property Photos

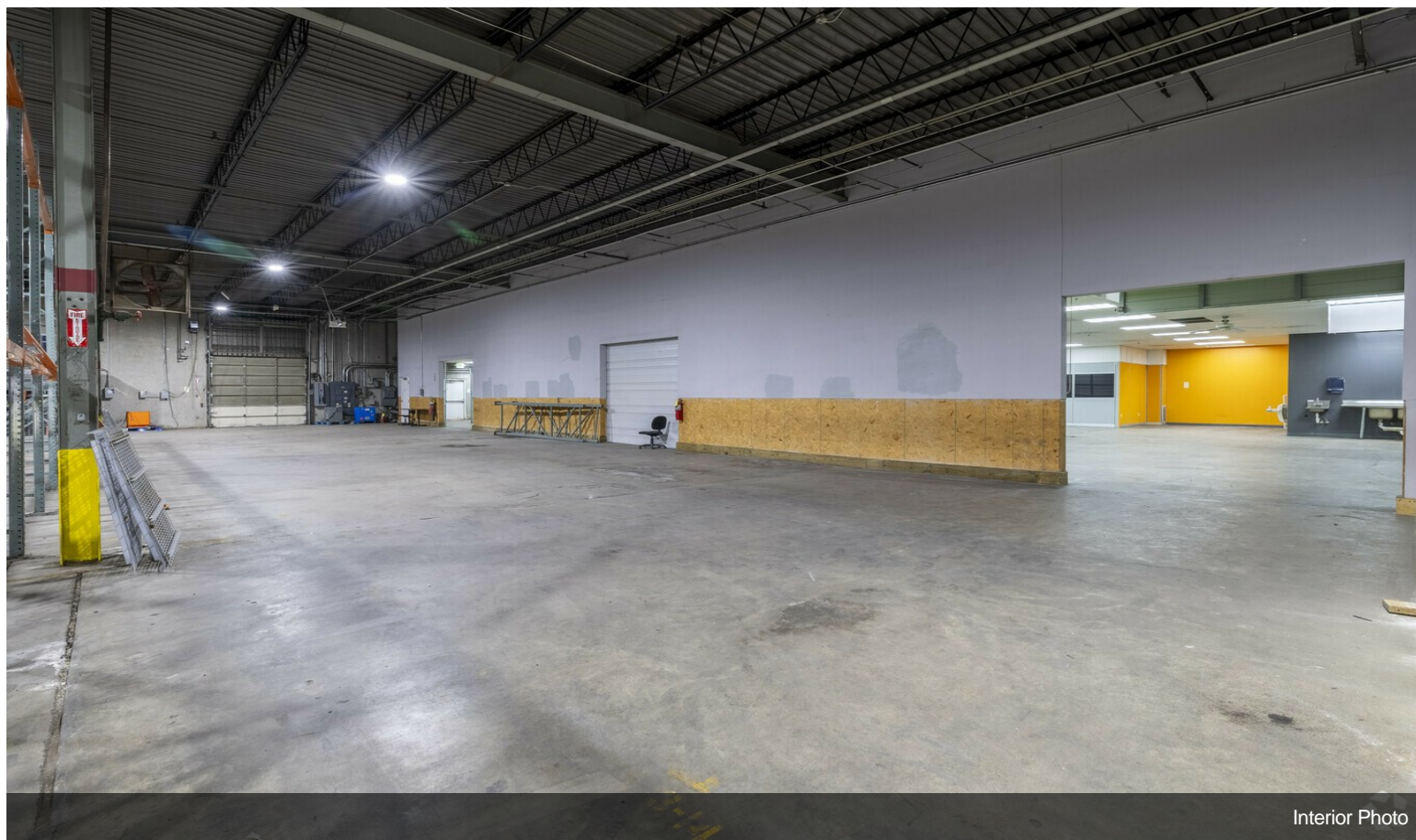


Interior Photo

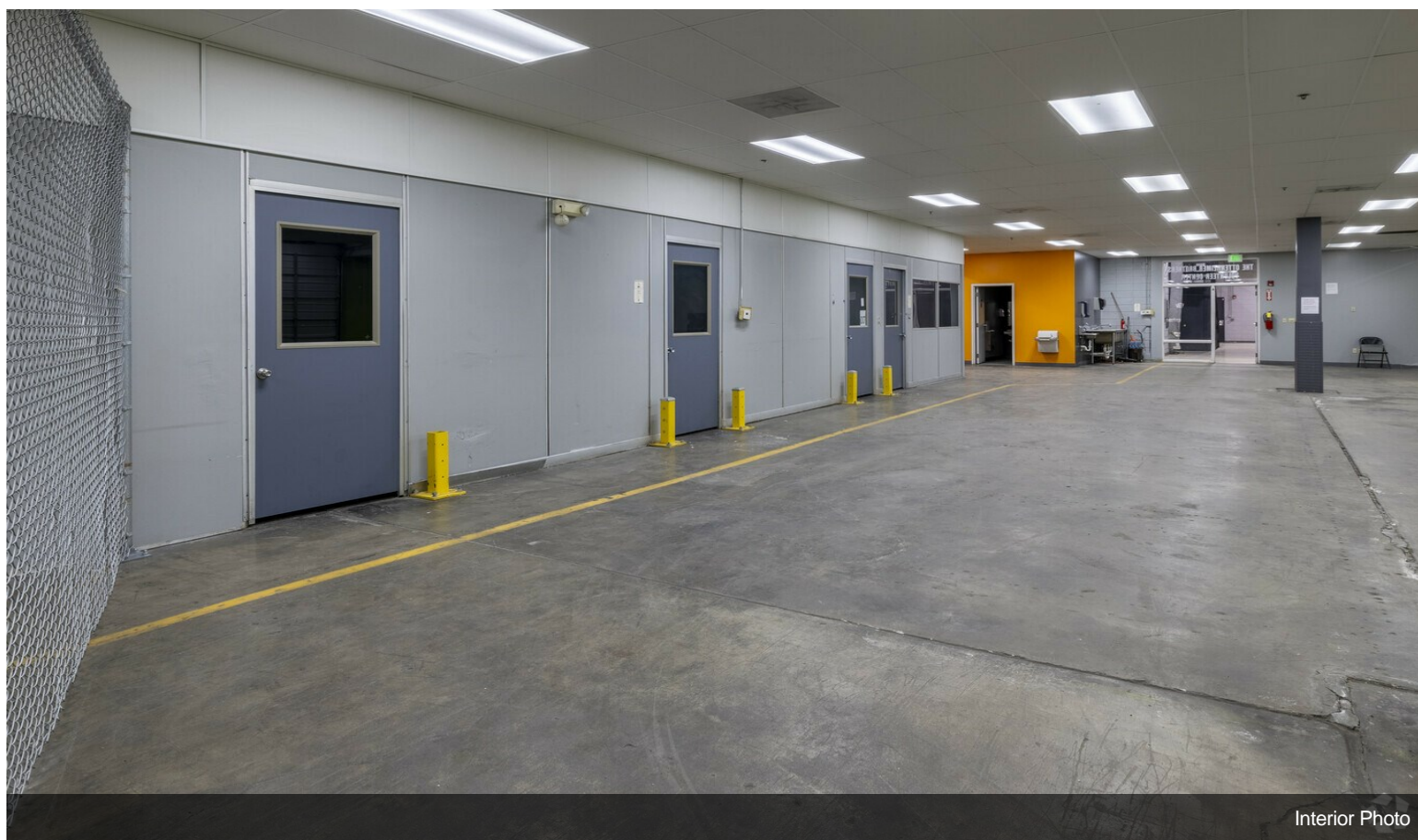


Interior Photo

Property Photos



Interior Photo

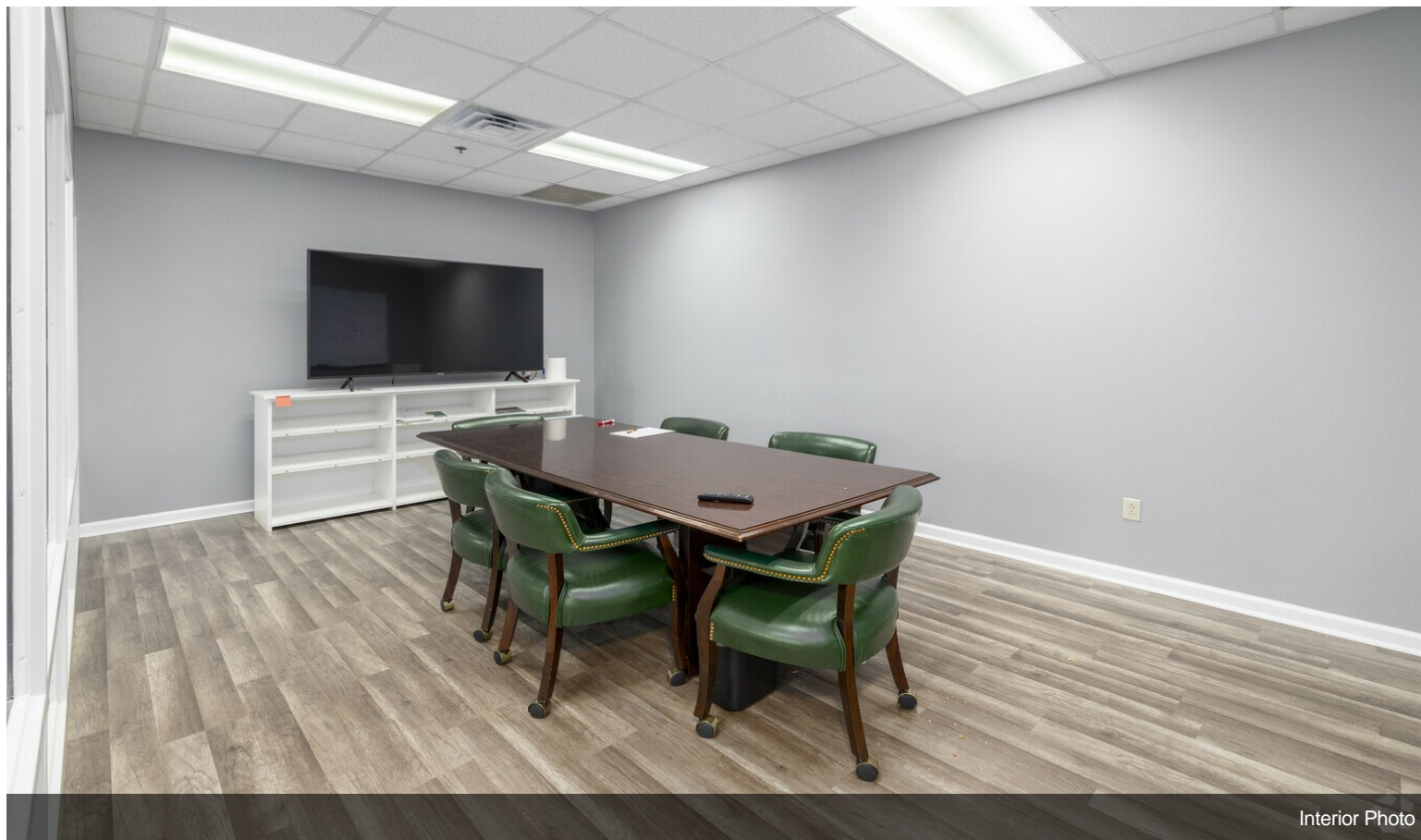


Interior Photo

Property Photos

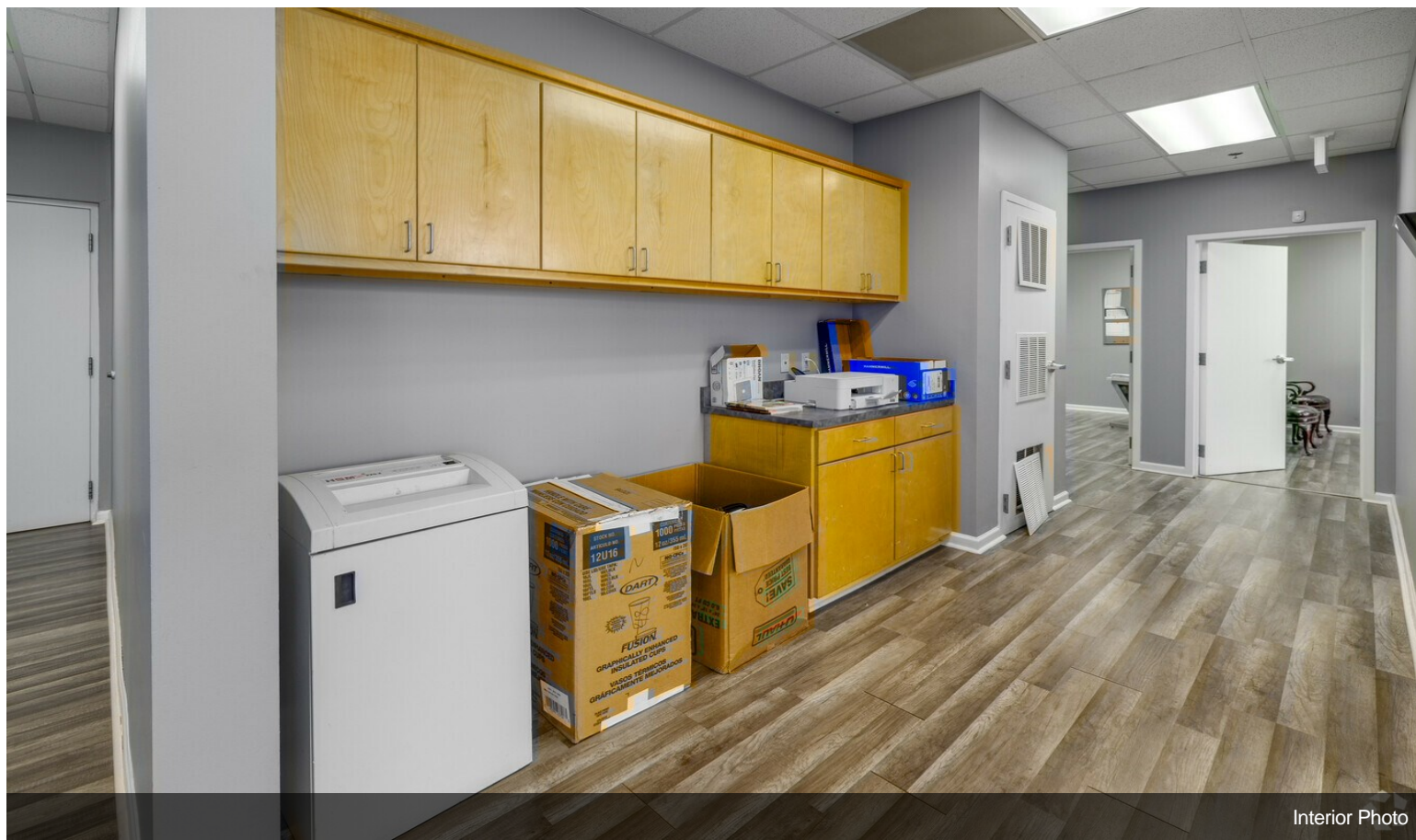


Interior Photo



Interior Photo

Property Photos

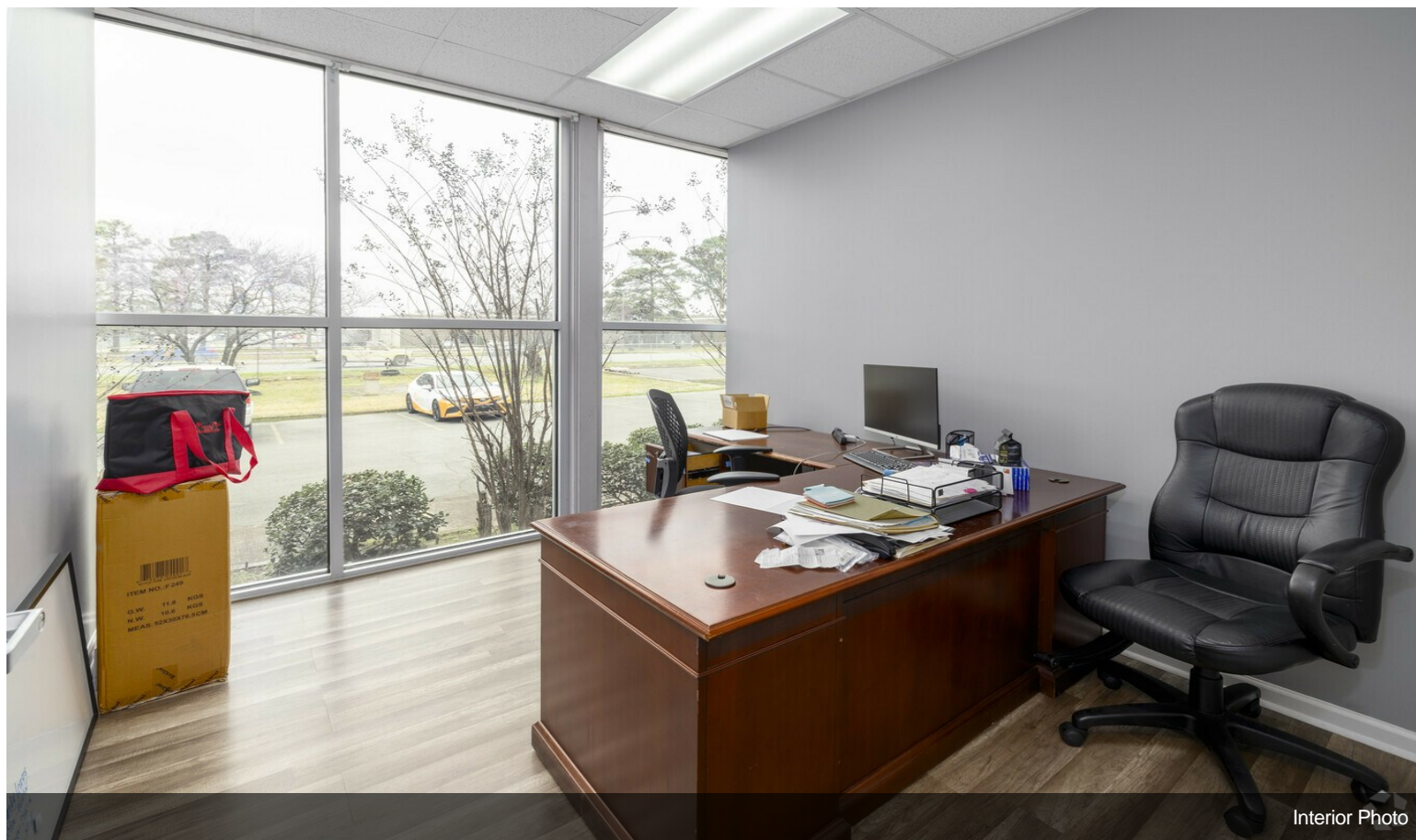


Interior Photo

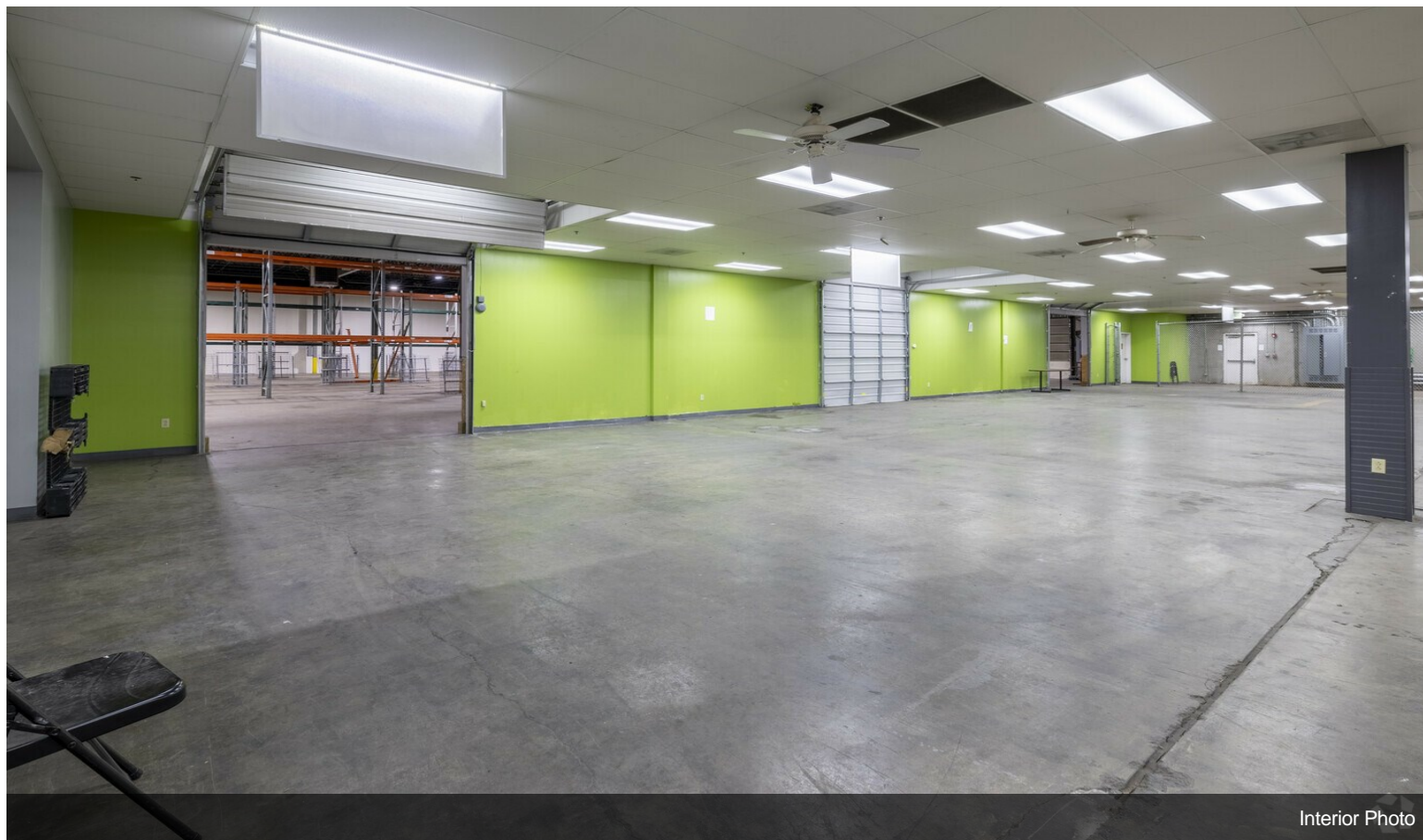


Building Photo

Property Photos

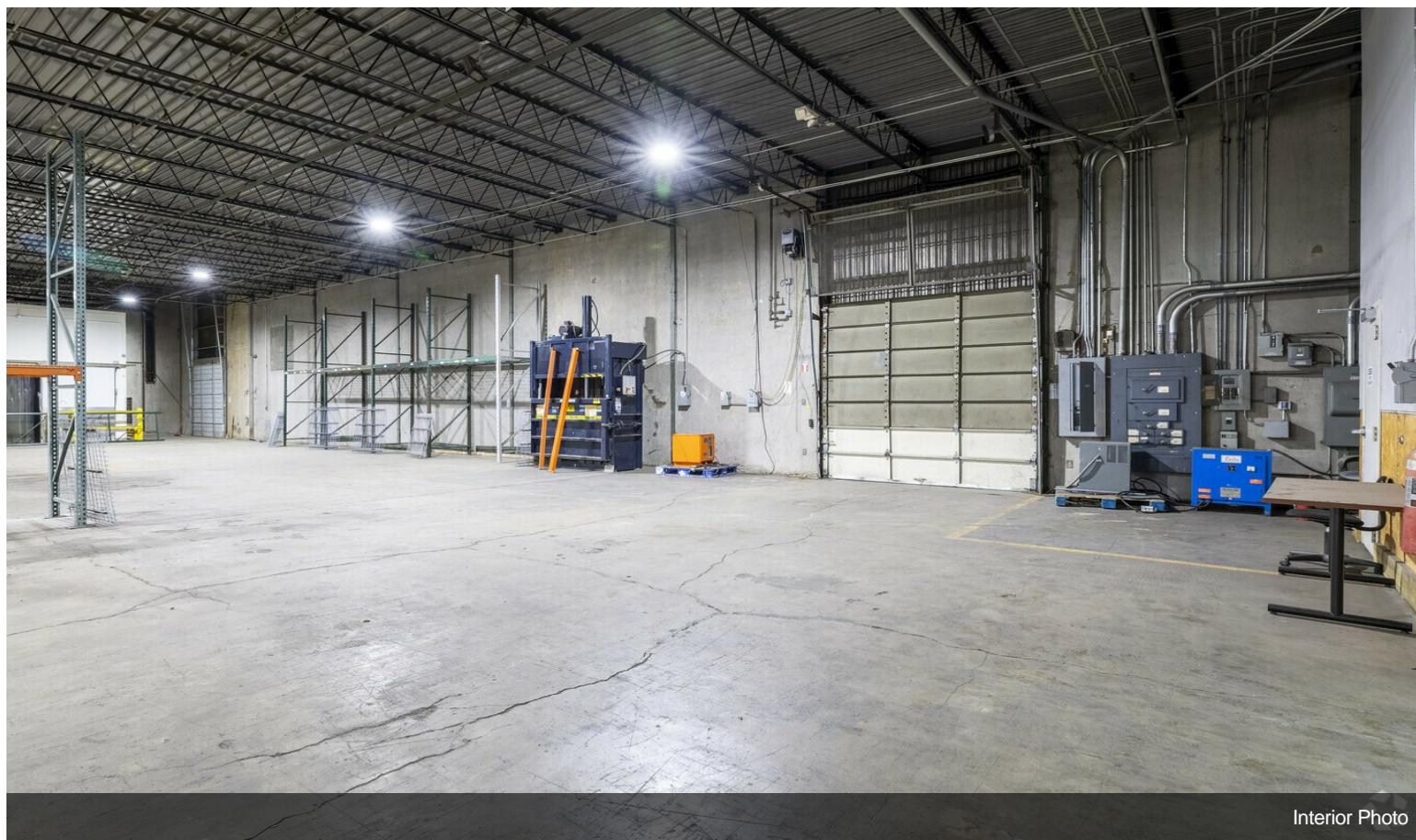


Interior Photo

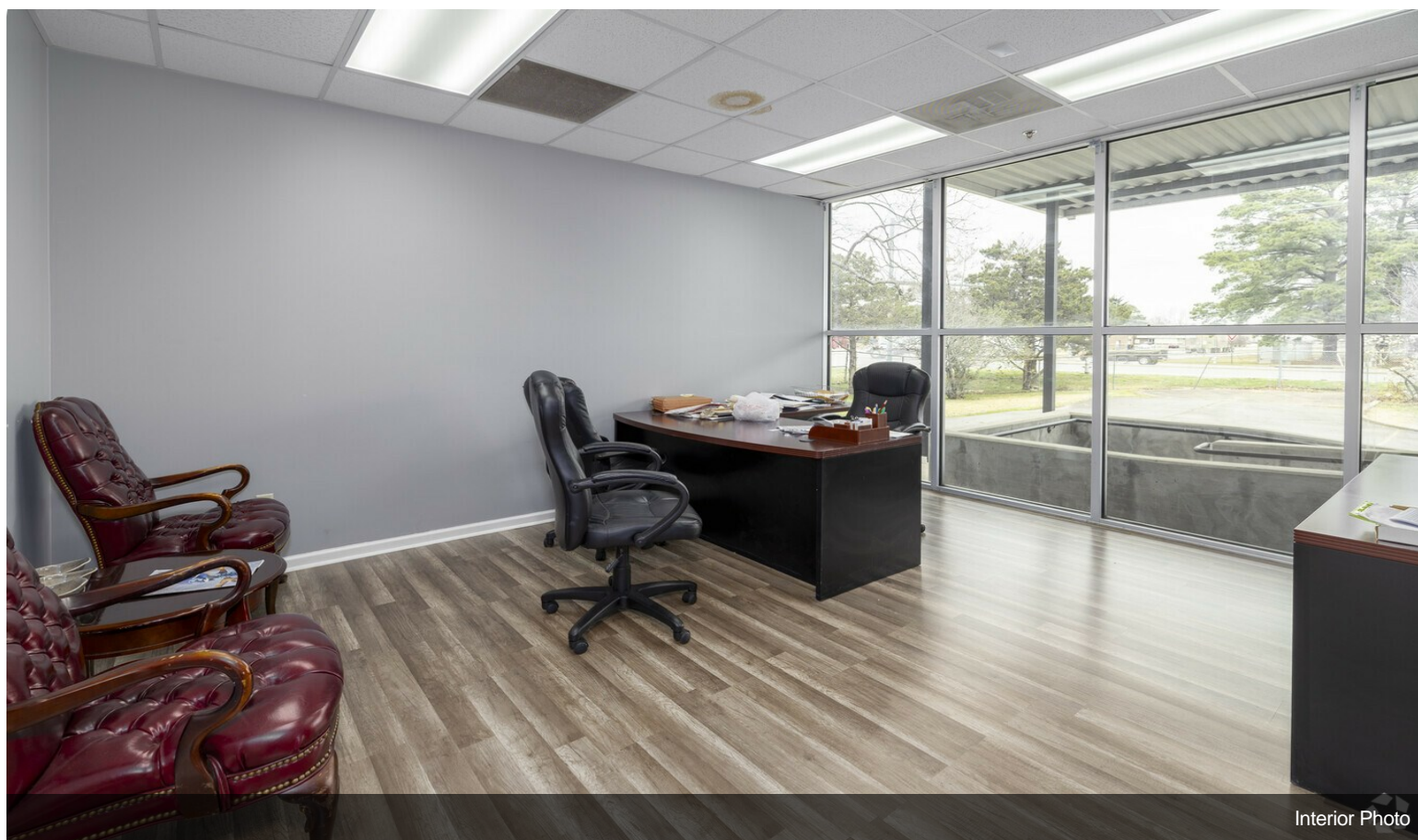


Interior Photo

Property Photos

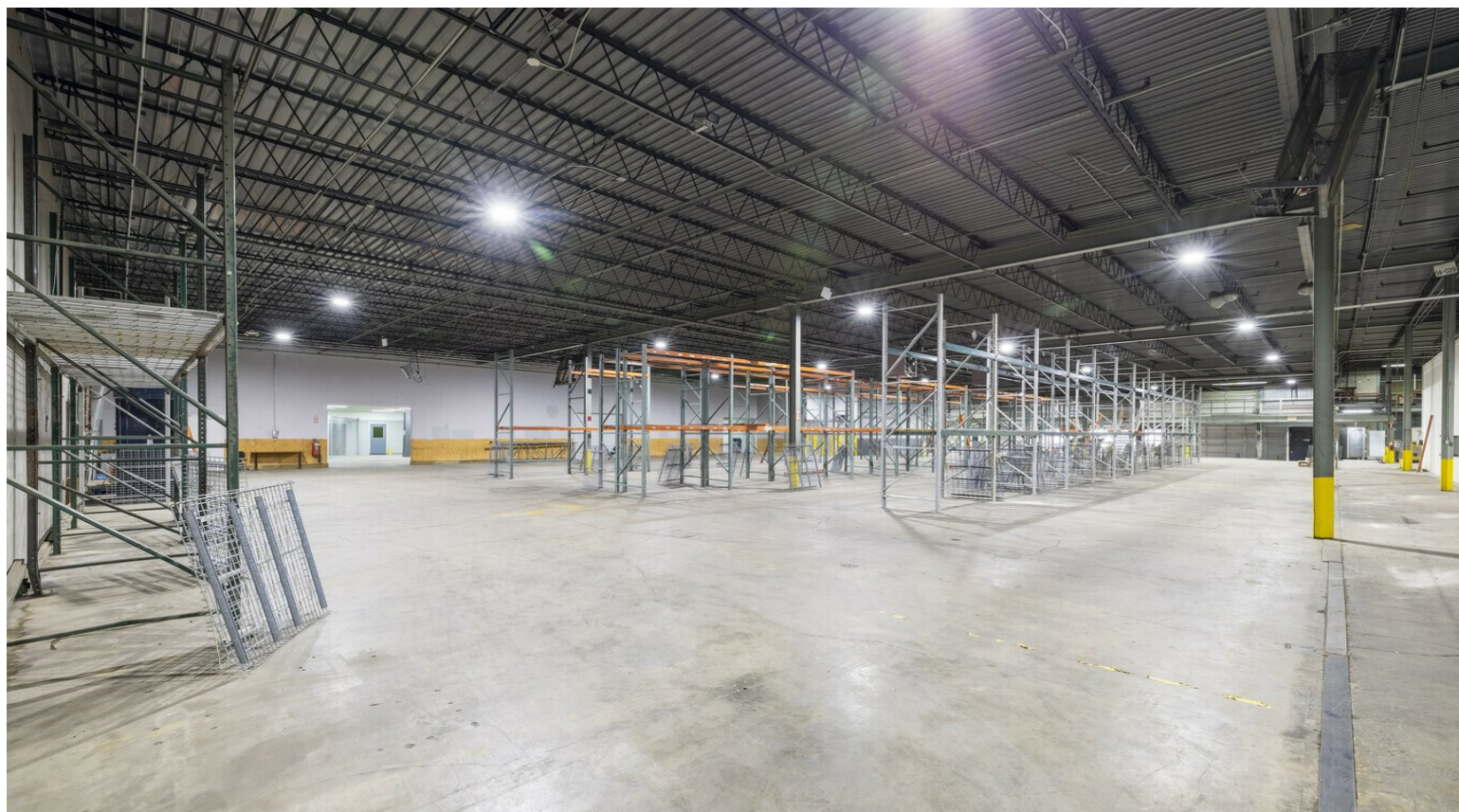


Interior Photo

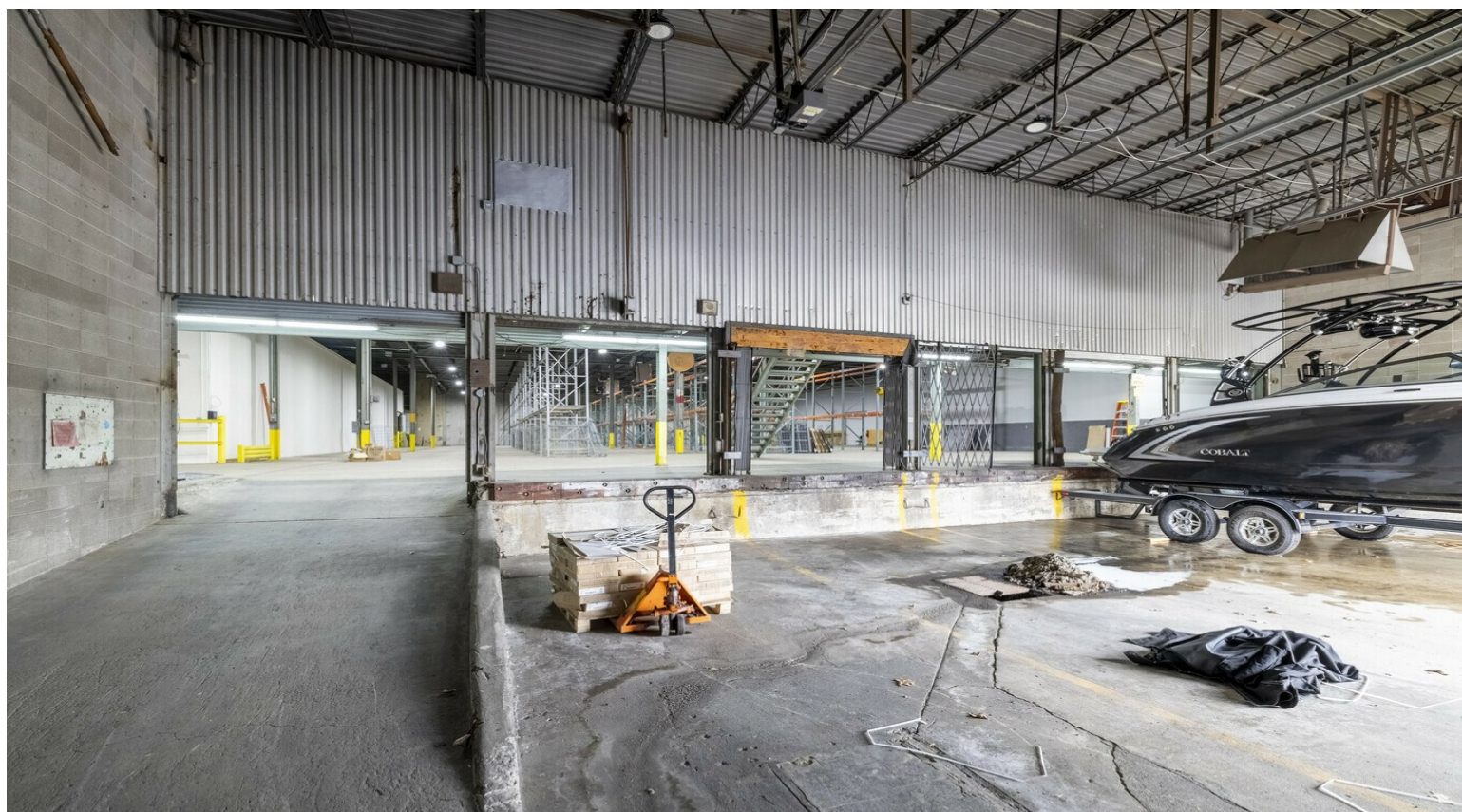


Interior Photo

Property Photos

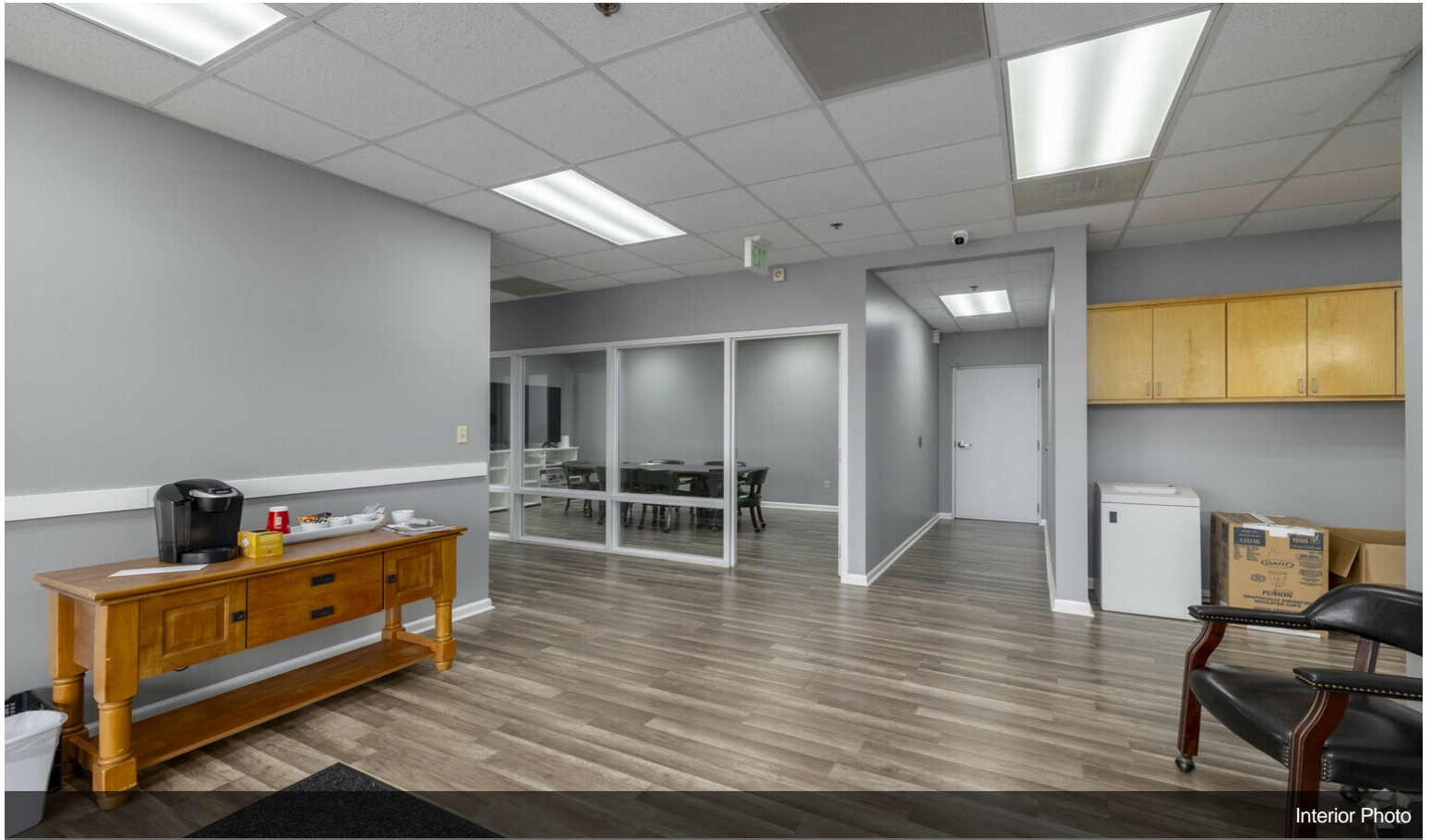


Interior Photo

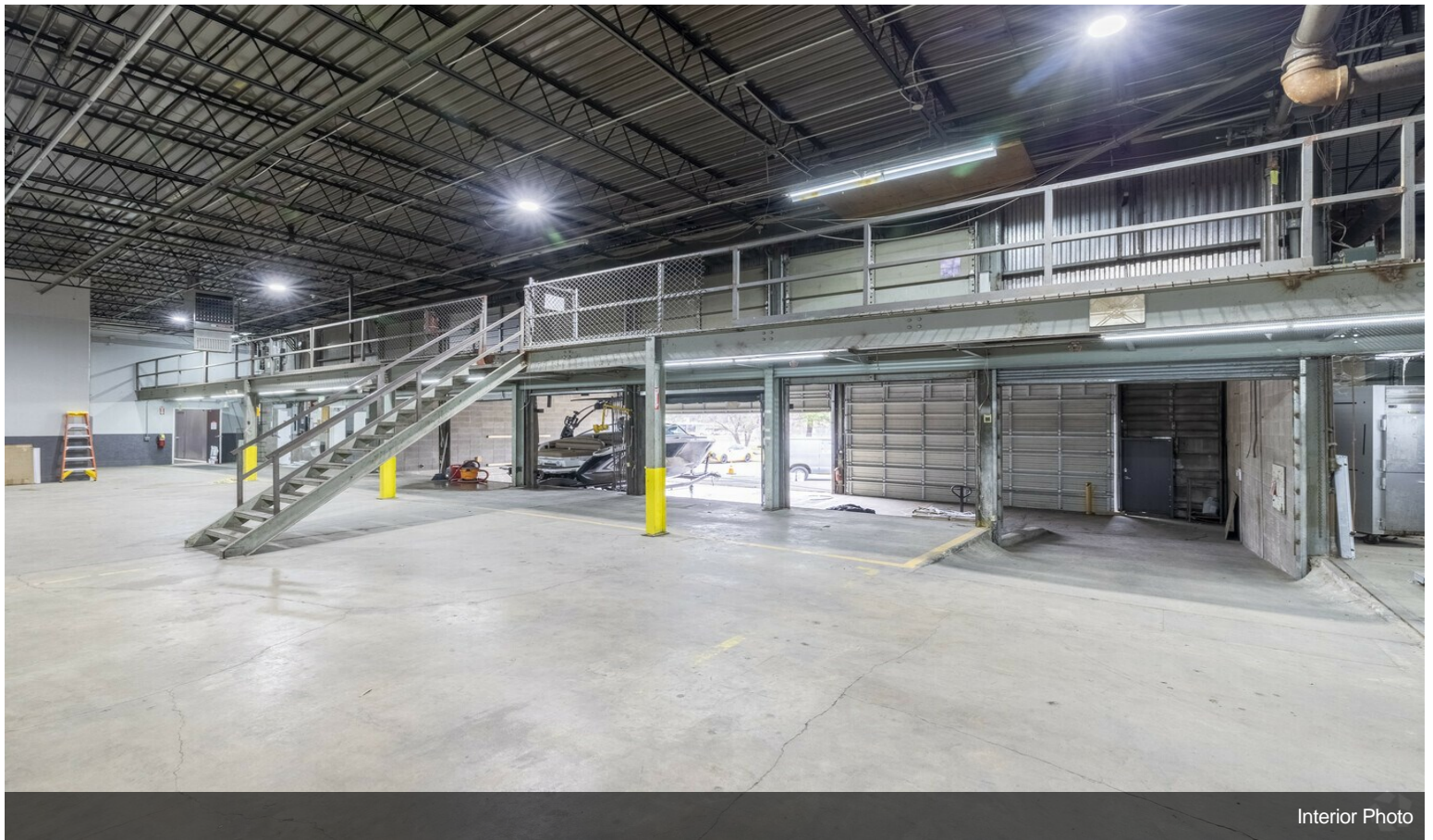


Interior Photo

Property Photos

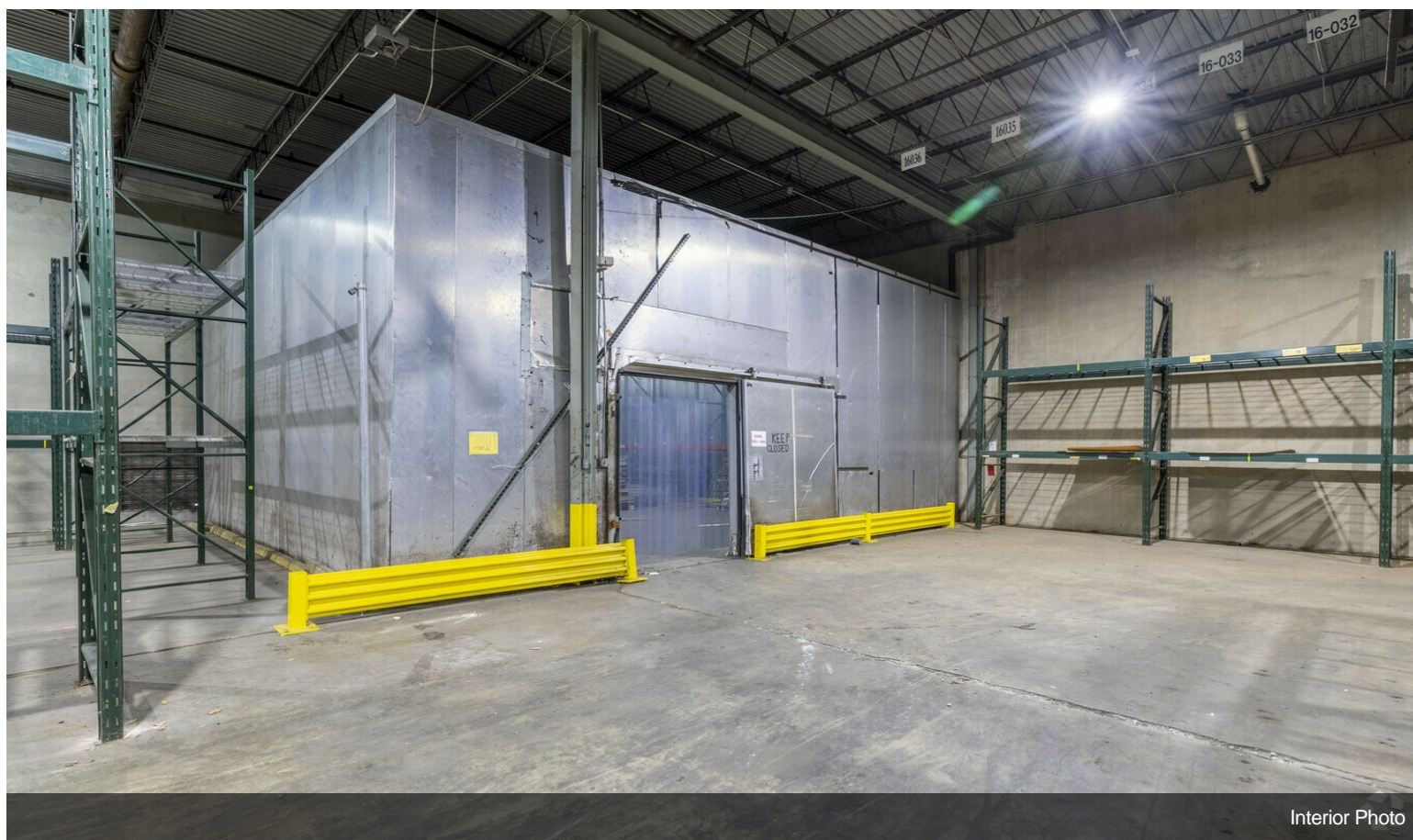


Interior Photo

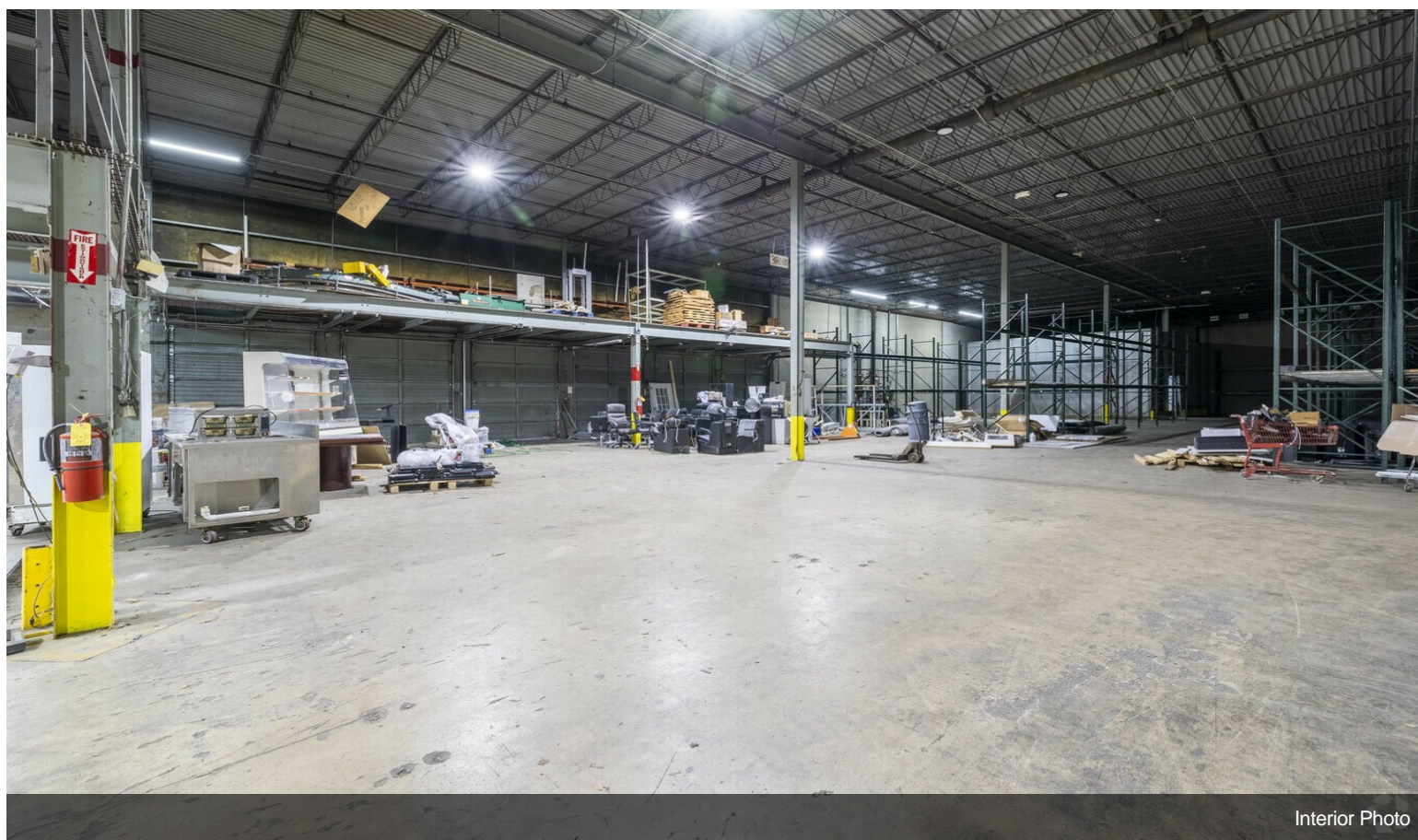


Interior Photo

Property Photos



Interior Photo

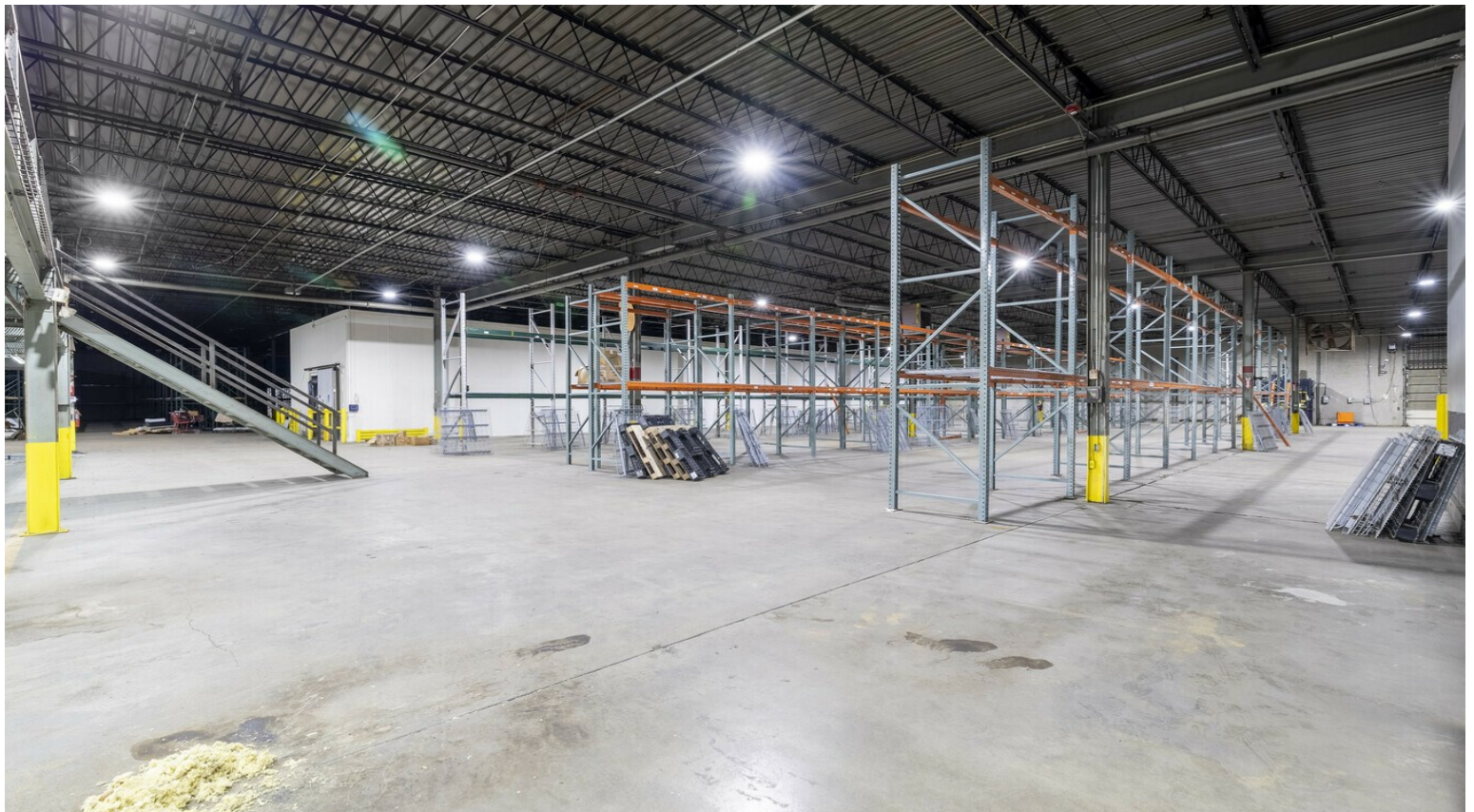


Interior Photo

Property Photos

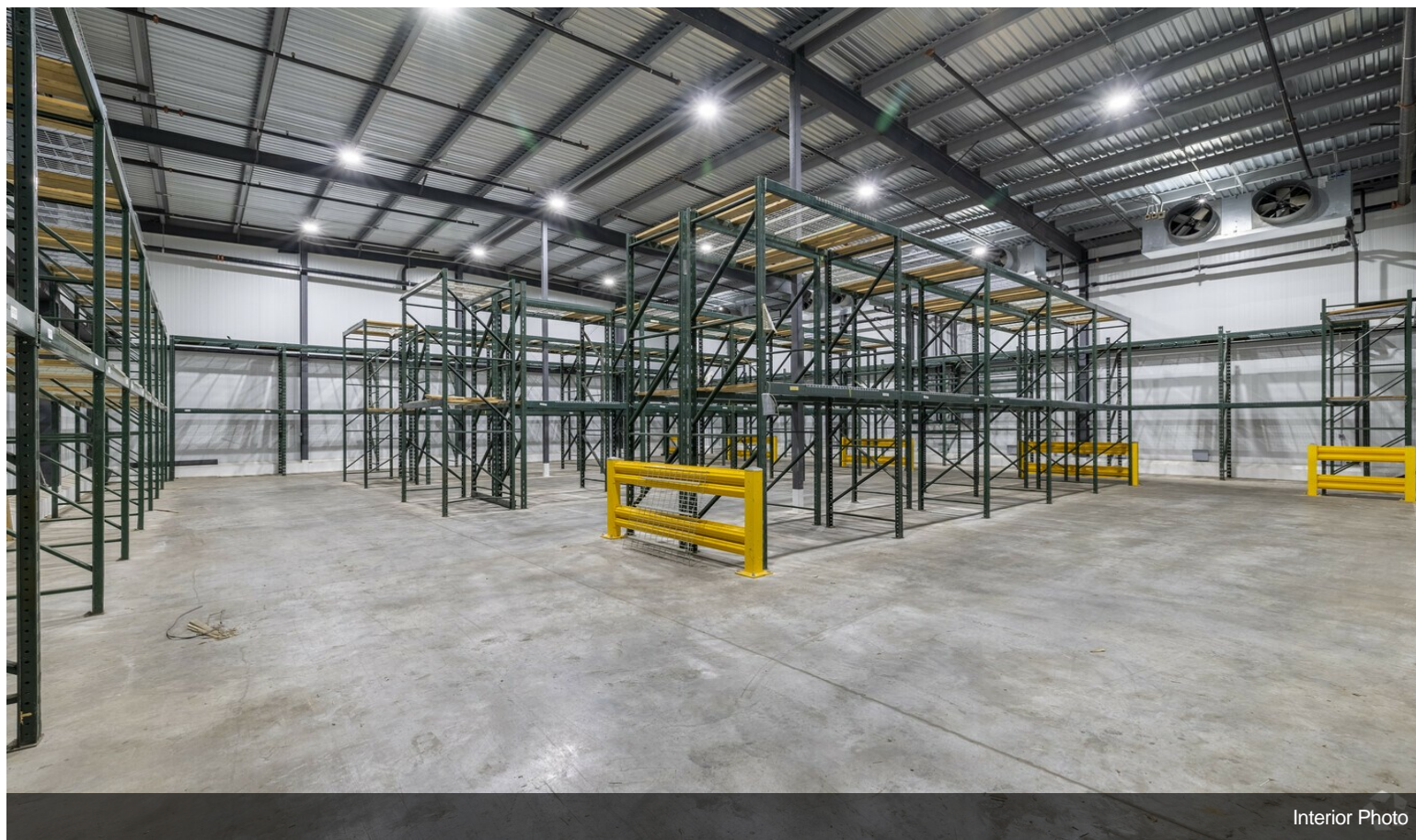


Interior Photo

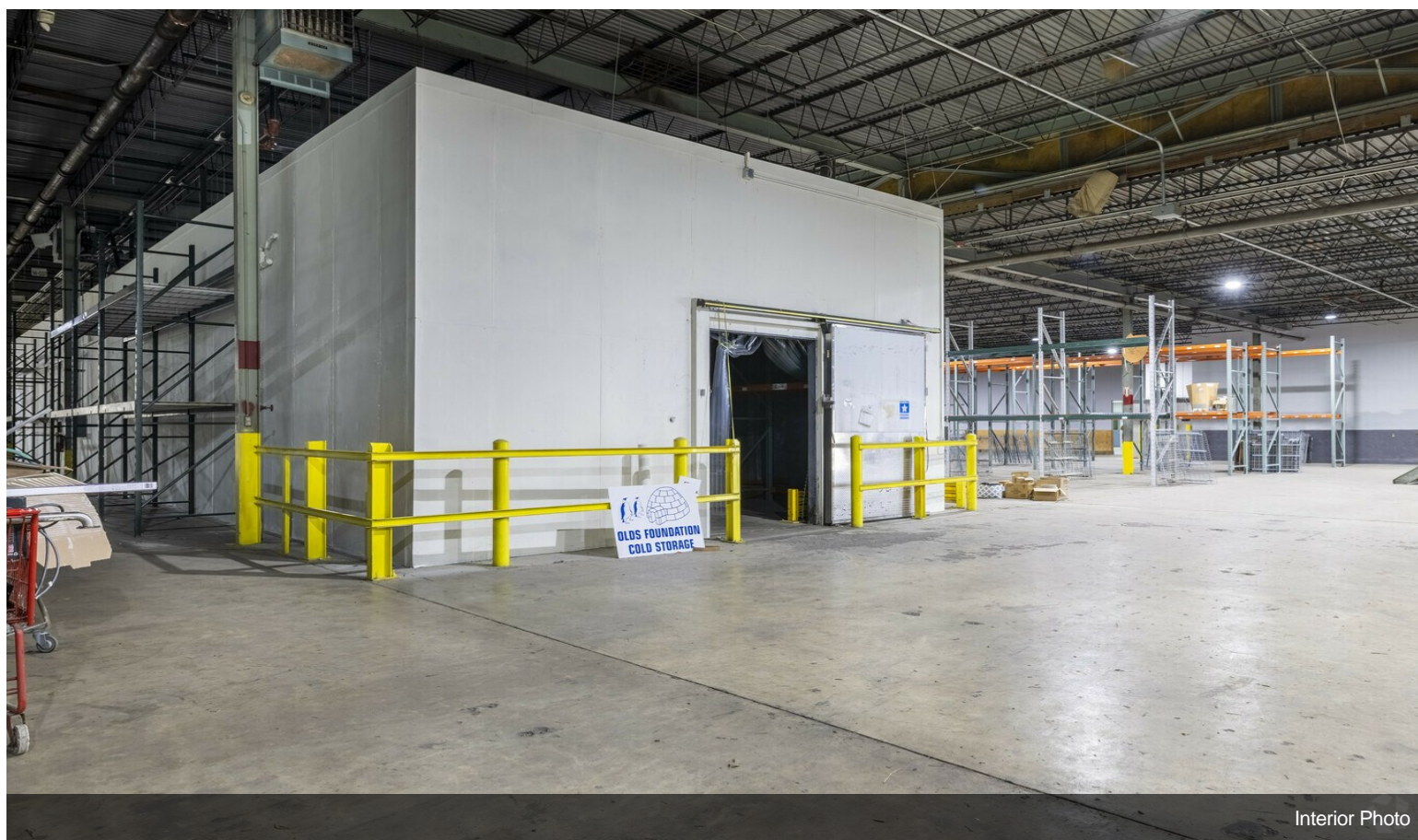


Interior Photo

Property Photos

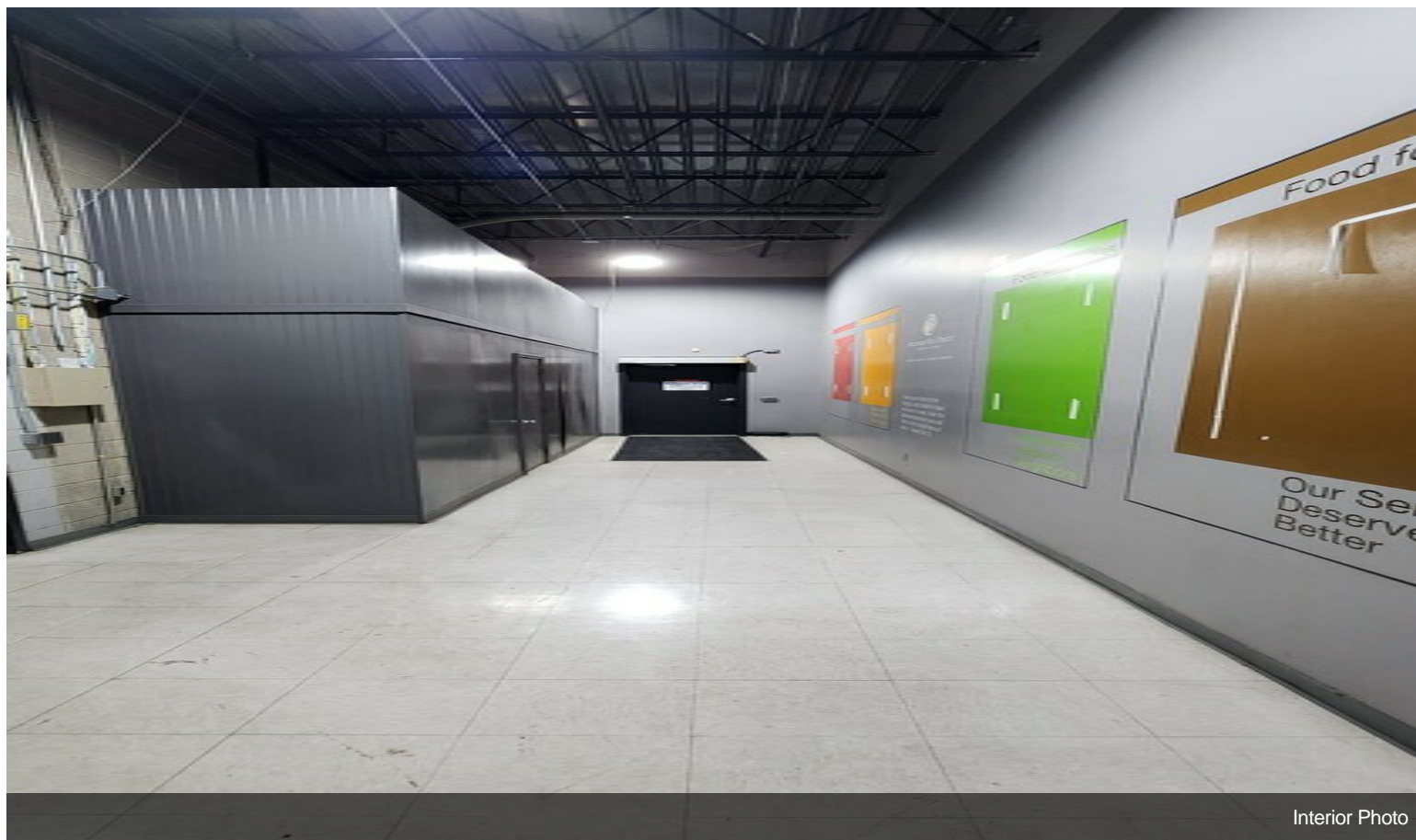


Interior Photo

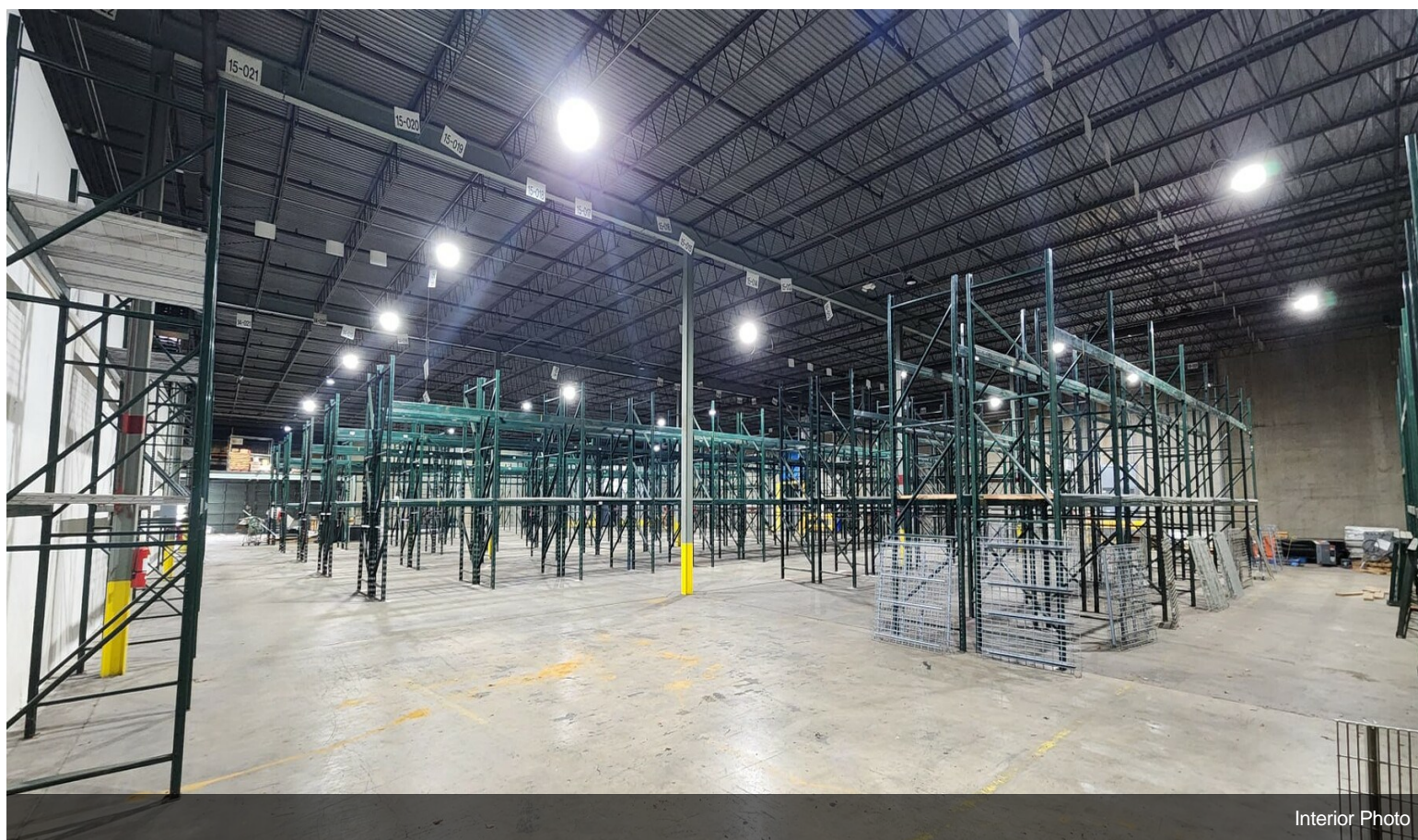


Interior Photo

Property Photos

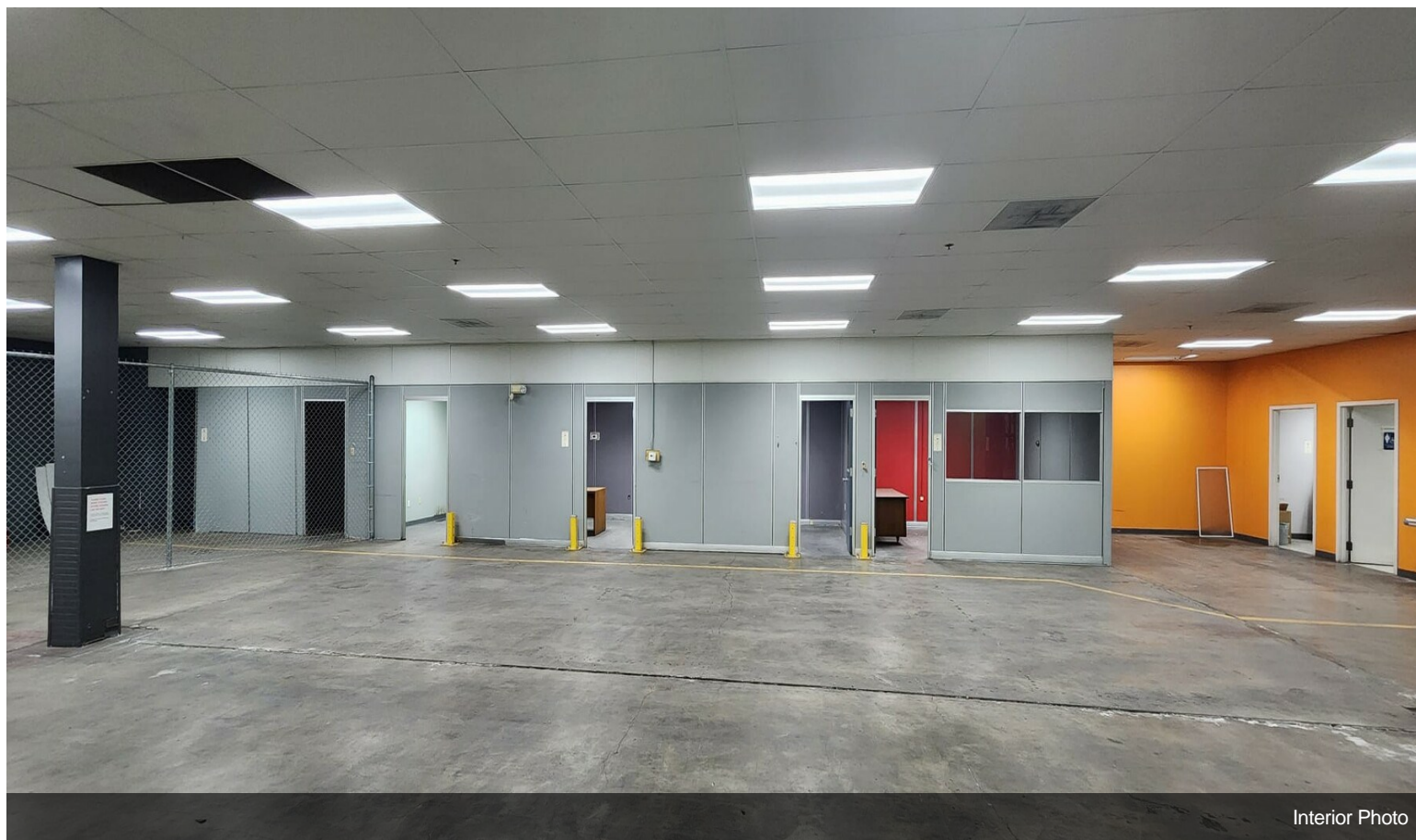


Interior Photo

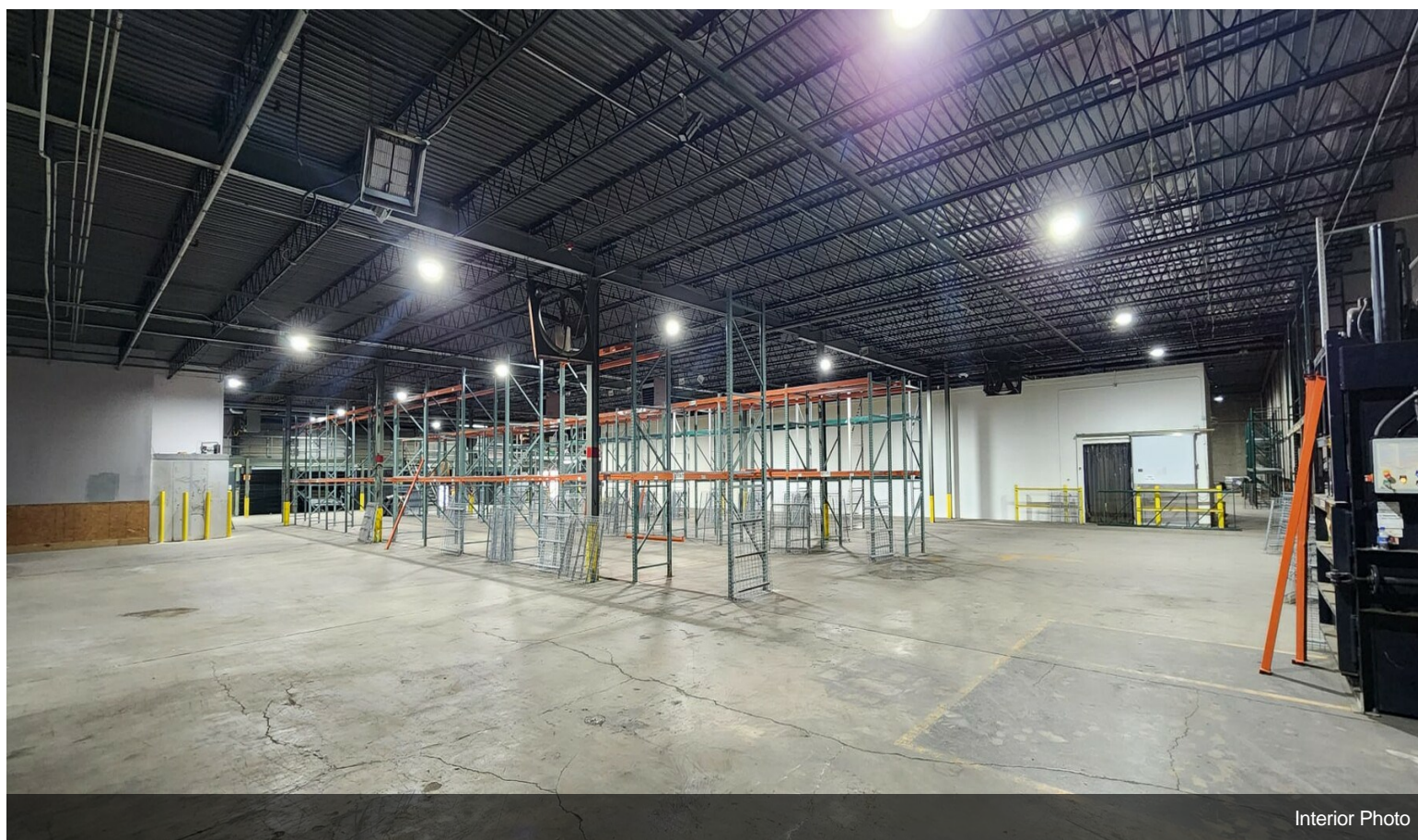


Interior Photo

Property Photos

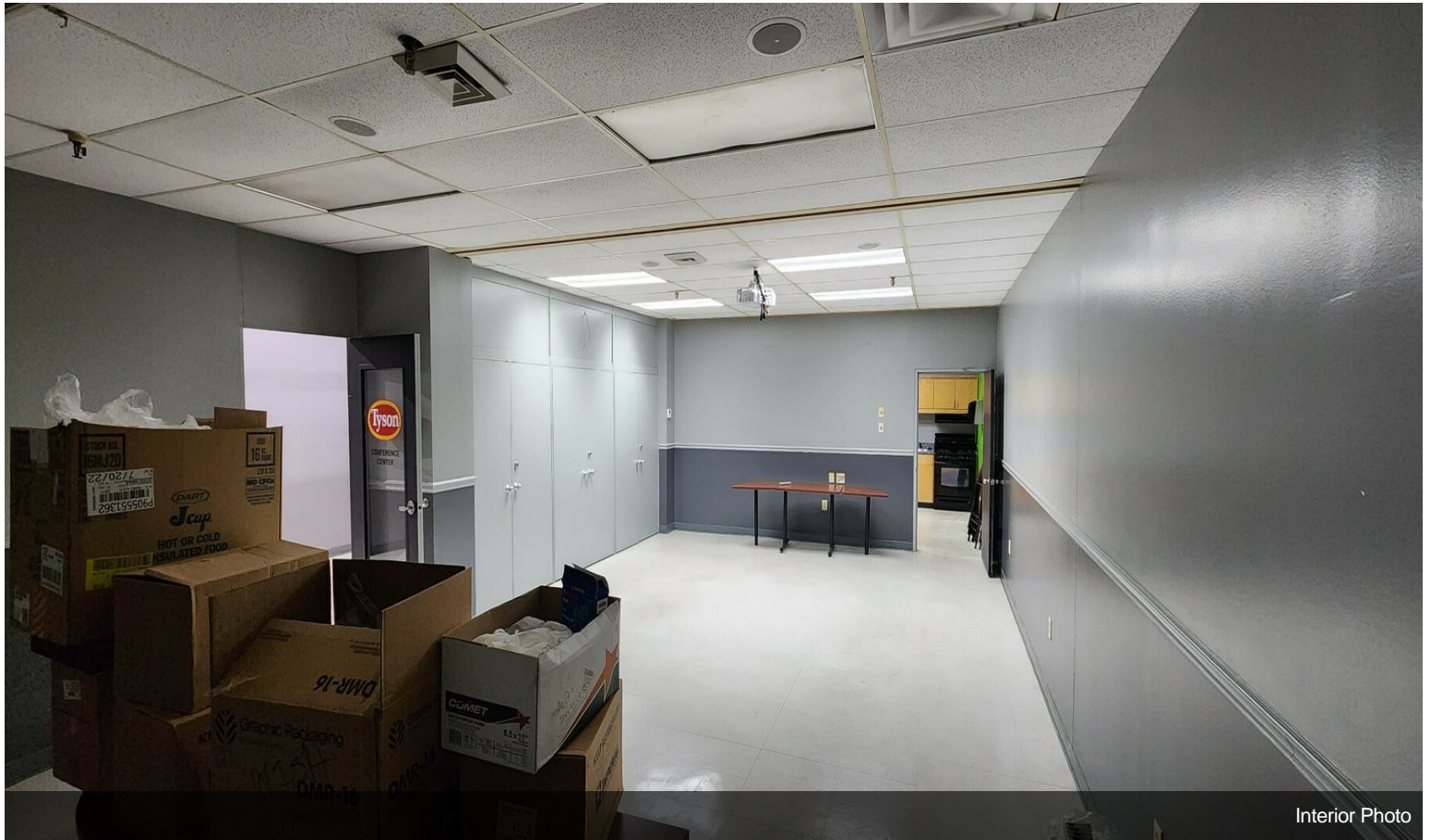


Interior Photo



Interior Photo

Property Photos



Interior Photo

	Drive-Time: 30 minutes	Drive-Time: 60 minutes	Drive-Time: 90 minutes
2023 Key Demographic Indicators (Esri)			
2023 Total Population (Esri)	499,571	977,794	1,292,122
2023 Daytime Population (Esri)			
2023 Total Daytime Population (Esri)	552,741	997,487	1,282,151
2023 Daytime Population: Workers (Esri)	298,638	480,238	580,710
2023 Daytime Population: Residents (Esri)	254,103	517,249	701,441
2023 Income (Esri)			
2023 Average Household Income (Esri)	89,789	85,639	81,358
2023 Per Capita Income (Esri)	37,954	35,093	33,116
2023 Educational Attainment (Esri)			
2023 Population Age 25+: High School Diploma (Esri)	81,070	180,019	254,415
2023 Population Age 25+: Some College/No Degree (Esri)	67,834	135,340	178,165
2023 Population Age 25+: GED/Alternative Credential (Esri)	14,888	34,518	52,200
2023 Population Age 25+: Associate's Degree (Esri)	31,968	62,952	82,949
2023 Population Age 25+: Bachelor's Degree (Esri)	75,352	132,833	161,294
2023 Population Age 25+: Graduate/Professional Degree (Esri)	48,674	80,763	95,099
2023 Labor Force (Esri)			
2023 Employed Civilian Population Age 16+ by Occupation Base (Esri)	243,940	453,946	576,607
2023 Occupation: Production (Esri)	10,084	22,284	33,495
2023 Occupation: Transportation/Material Moving (Esri)	19,171	36,753	48,366
2023 Occupation: Architecture/Engineering (Esri)	3,727	6,075	7,091
2023 Occupation: Farming/Fishing/Forestry (Esri)	581	1,339	2,593
2023 Occupation: Construction/Extraction (Esri)	10,726	25,086	33,269
2023 Occupation: Office/Administrative Support (Esri)	28,980	51,112	63,575

Other