



Hathaway Group

Commercial
Real Estate

1701 E. 14th Street | Little Rock, AR

INVESTMENT PROPERTY

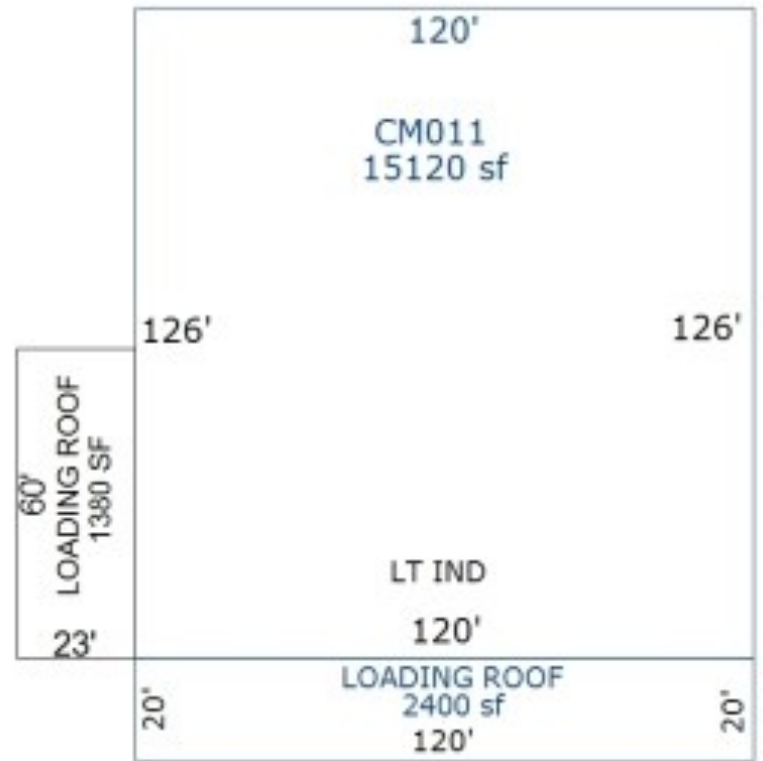
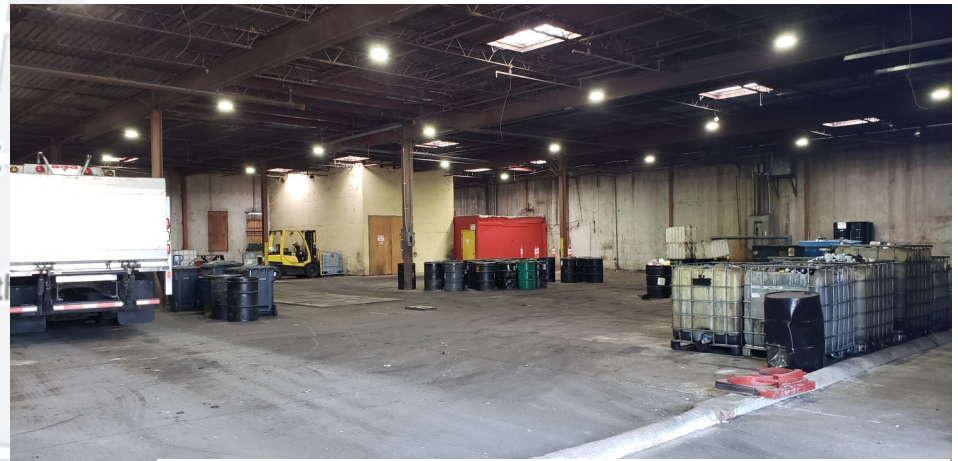
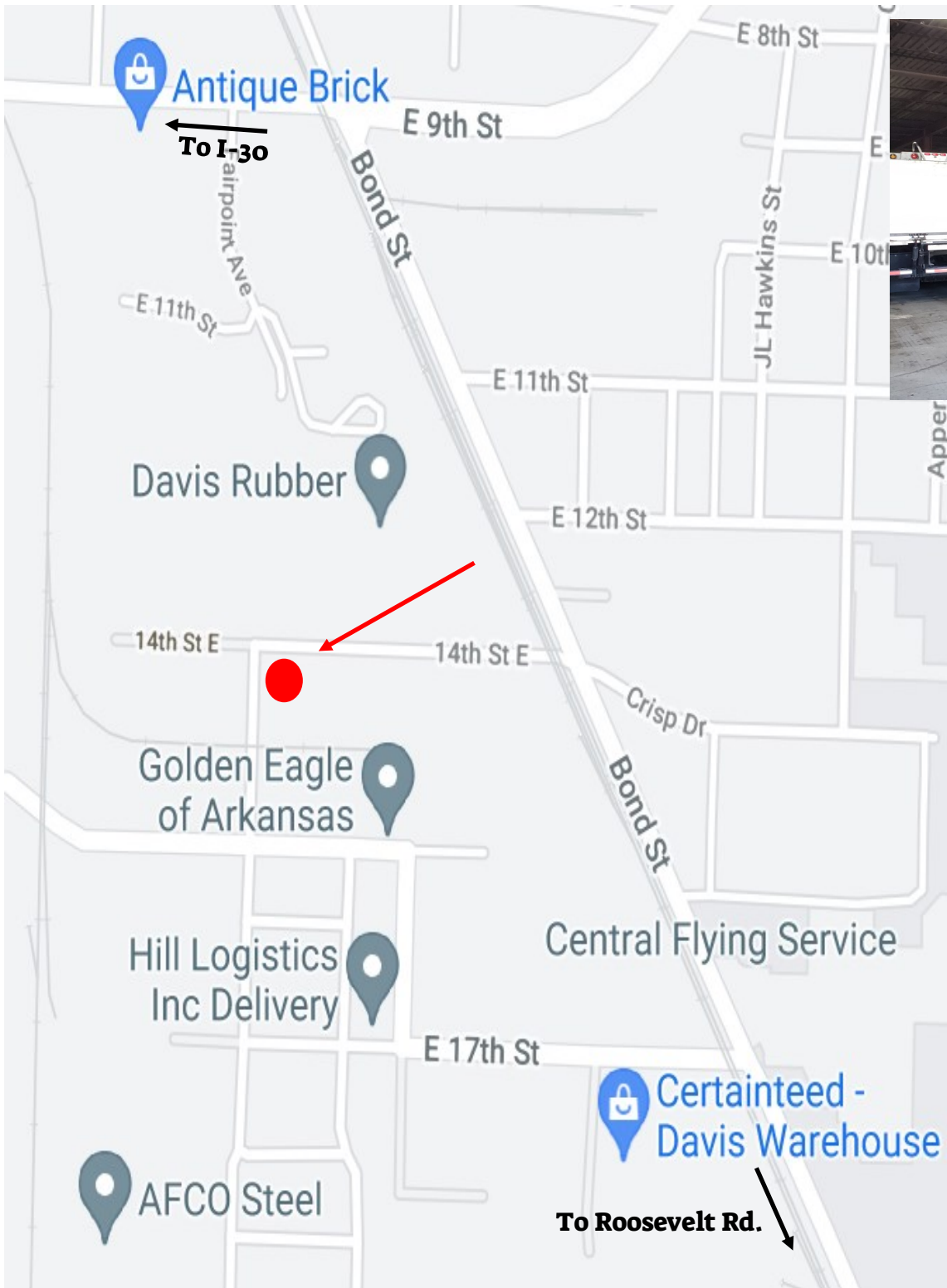
- **REDUCED SALE PRICE: \$549,500 \$34.34/SF**
- Price reduced to a 9% CAP rate
- Current lease expires 12/2027
- 16,000 SF on 1.6± acres
(15,120 SF warehouse / 960 SF office)
- Zoned I-3
- 3 drive-in doors

- Fully sprinklered warehouse with skylights
- 16 foot clearance
- Fully fenced w/ LED lighting
- 3 phase power
- Neighboring businesses: Entergy Power Station, Davis Rubber, Golden Eagle of Arkansas (Budweiser), Food for Good Pepsi, Hill Logistics

FOR MORE INFORMATION CONTACT: Stuart S. Mackey CCIM SIOR 501.529.4965 smackey@hathawaygroup.com

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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.





Napa Truck Service Center

E 14th St

E 14th St

960 SF
office bldg.

Goldman Recycling

15,120 SF
Warehouse

1701 E 14th St

Parcel 34L2250002500
Part of Lot 3 & 4
Manufacturer's Addition

Rayburn St

Rayburn St

