

FOR LEASE

# INDUSTRIAL BUILDING

## 3201 S ELM ST, STE C | LITTLE ROCK, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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# PROPERTY OVERVIEW

**AVAILABLE SPACE** 14,250 ± SF

**LEASE RATE** \$3.50/SF NNN

**DRIVE-INS** 3 drive-in doors

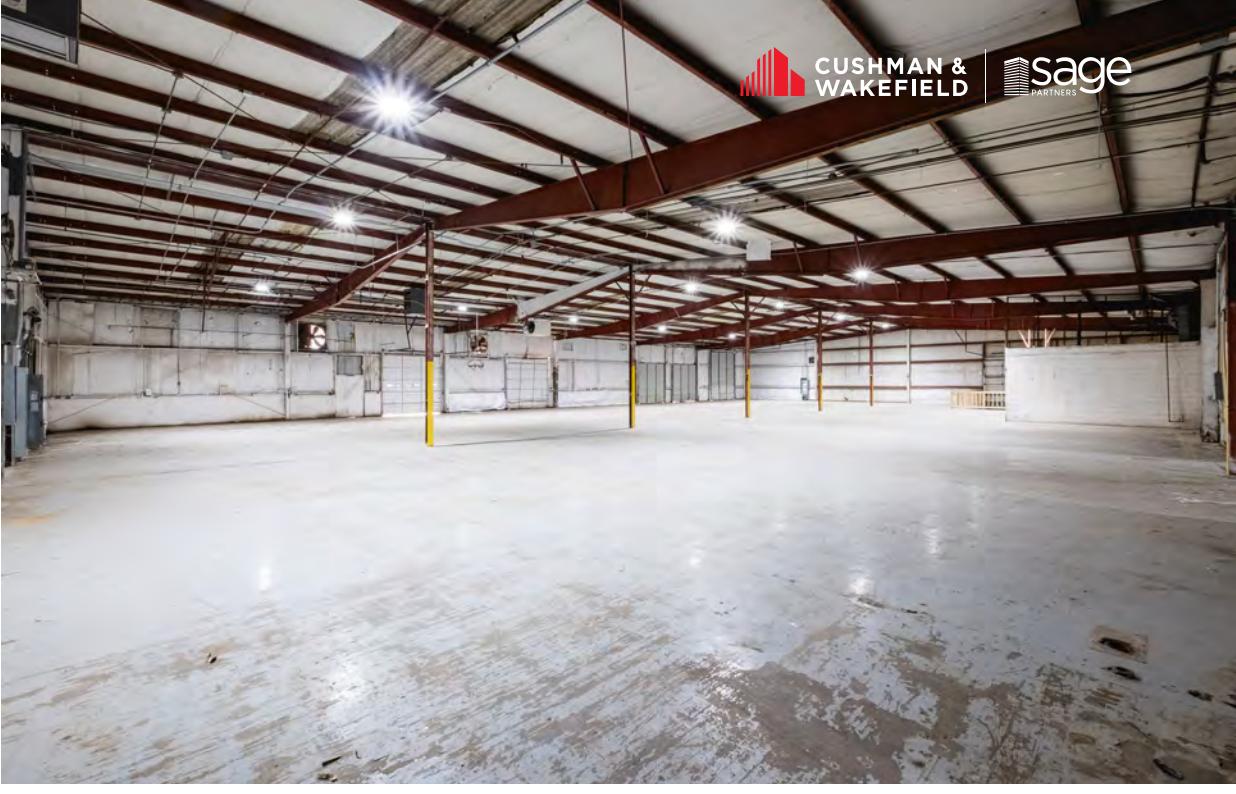
**DOCK DOORS**  
— 2 drive-in dock doors (ideal for equipment loading, city trucks, etc.)  
— 2 dock-high doors

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

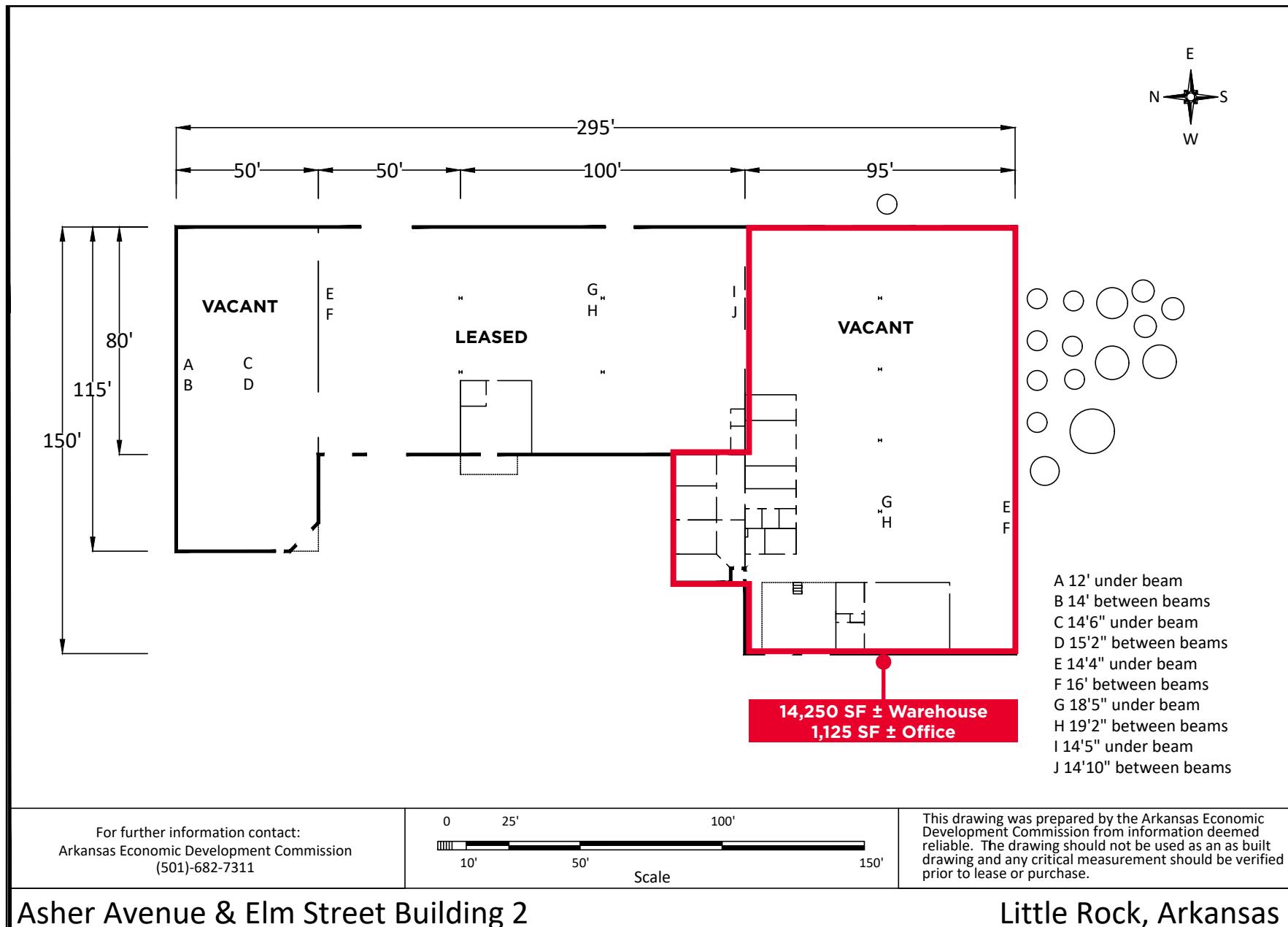
**LIGHTING** UFO High Bay 240W LED Fixture, 34000 Lumens

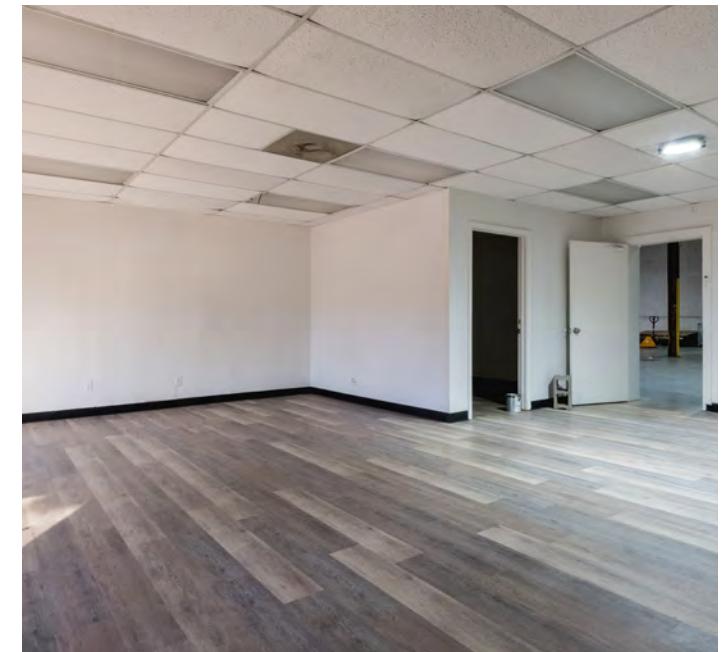
## PROPERTY HIGHLIGHTS

- 1,125 ± SF office space
- Recent office upgrades include paint, new piping, and bathroom fixtures; new HVAC will be provided to suit
- 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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