

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	<ul style="list-style-type: none">— 2 drive-in dock doors (ideal for equipment loading, city trucks, etc.)— 2 dock-high doors
POWER	<p>3-phase 400A</p> <ul style="list-style-type: none">— Power can be expanded to 1,800 amps of available capacity
LIGHTING	UFO High Bay 240W LED Fixture, 34000 Lumens

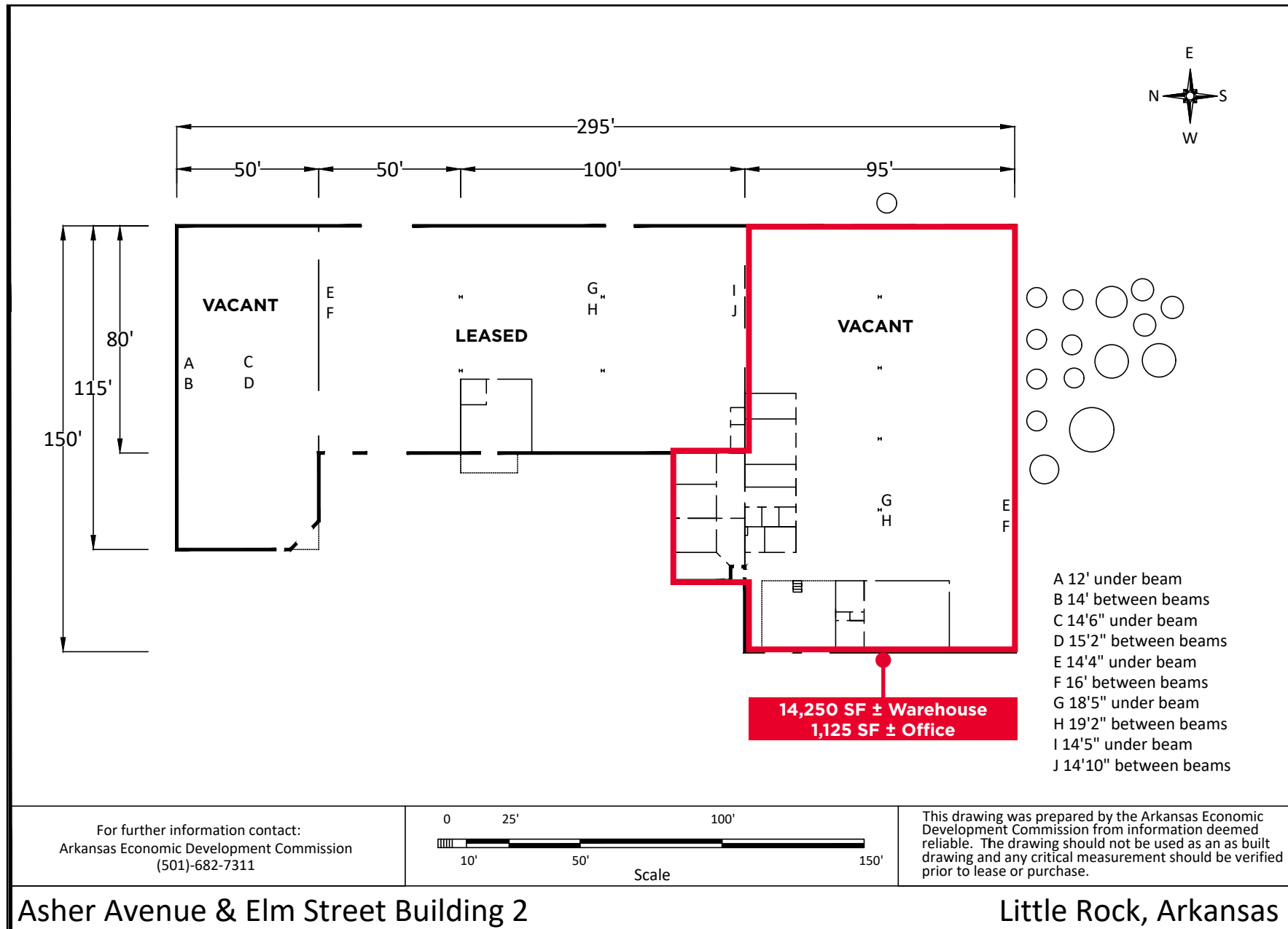
PROPERTY HIGHLIGHTS

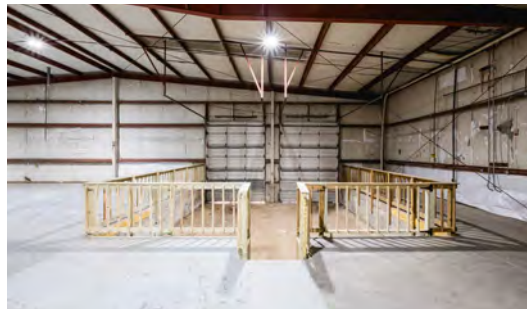
- 1,125 ± SF office space
- Recent office upgrades include paint, new piping, and bathroom fixtures; new HVAC will be provided to suit
- New LED lighting throughout the entire facility
- All electrical equipment panels inside recently updated
- Ownership willing to provide TIA to customize the layout
- Ample parking
- Direct access to Hwy 70 (23,000 VPD)

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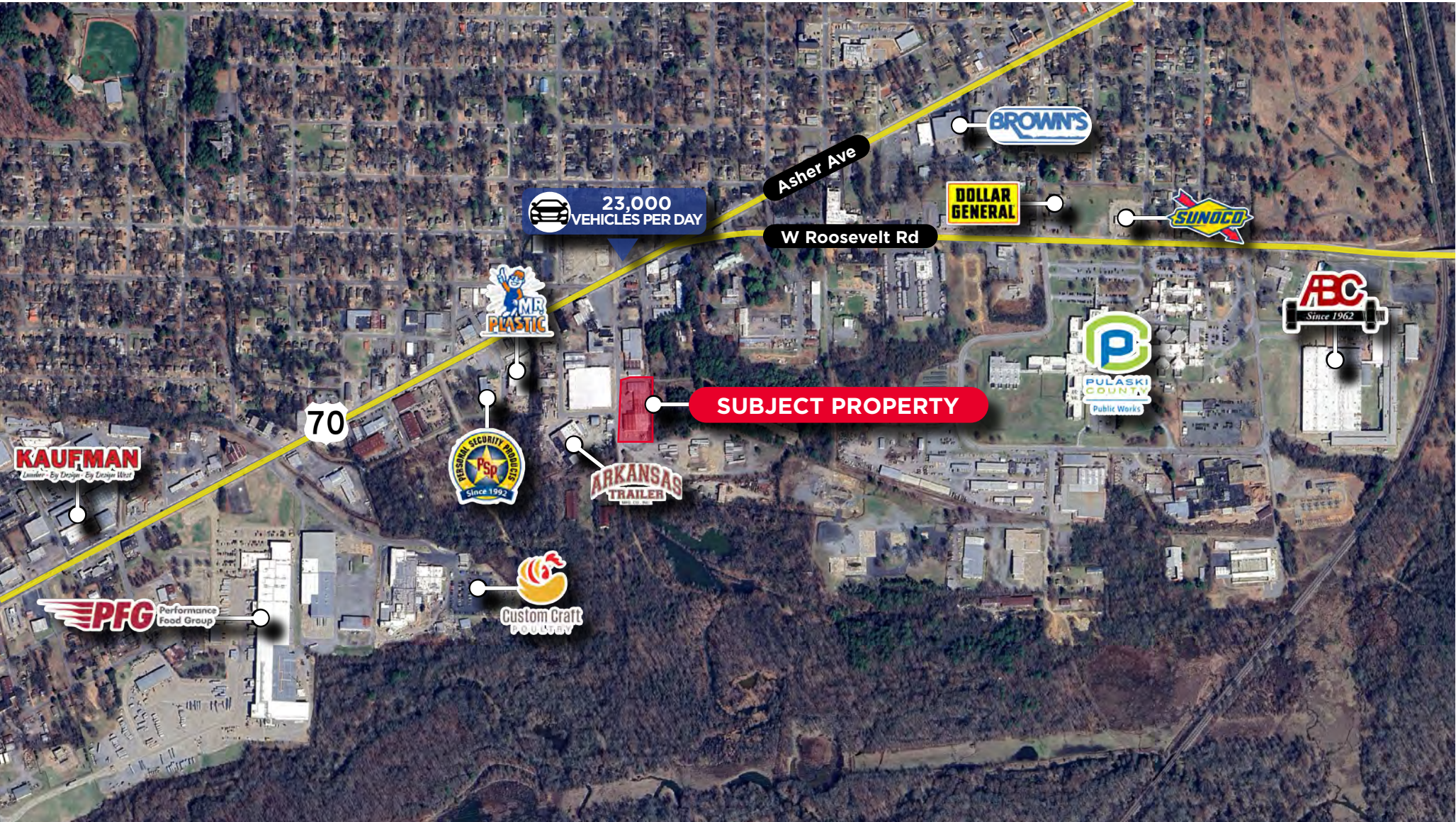


BUILDING FLOOR PLAN





PROPERTY AERIAL





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