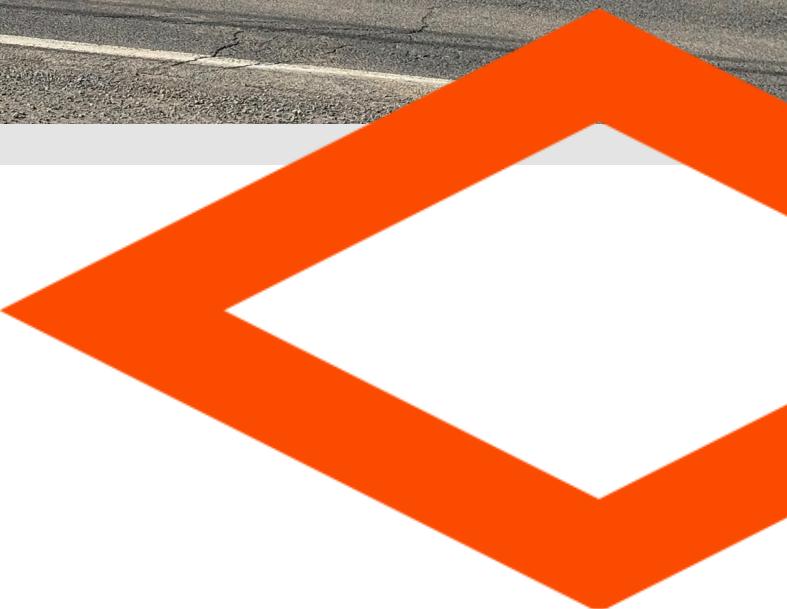




FOR SALE



**INVESTMENT OPPORTUNITY!
6,360 SF ± OFFICE/WAREHOUSE**

 7000 CRYSTAL HILL ROAD | NORTH LITTLE ROCK, AR

Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein.

MARK BINGMAN

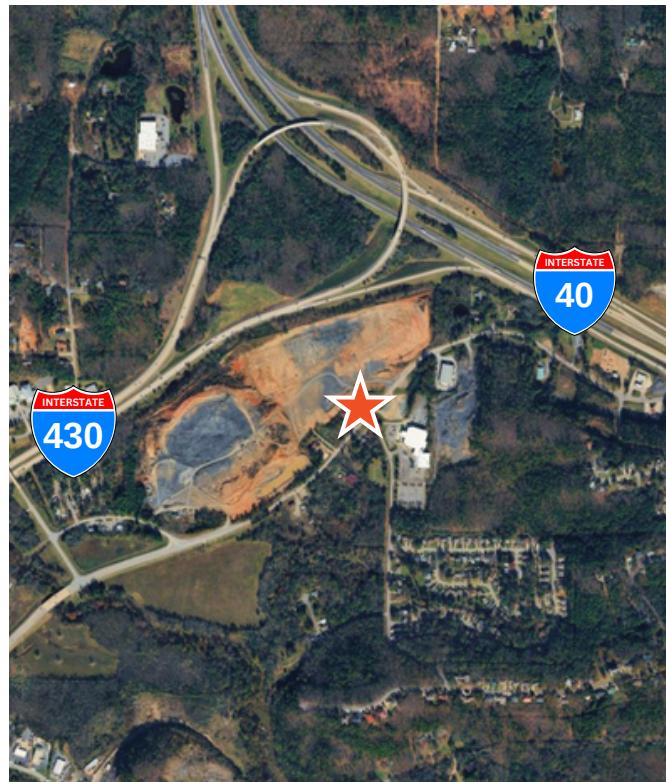
501.680.1707 | WWW.RPMGROUP.COM
MBINGMAN@RPMGROUP.COM



PROPERTY INFORMATION

Available for sale is a prime flex office–warehouse investment opportunity consisting of a 6,360 SF ± building situated on a 0.74-acre lot with strong visibility along Crystal Hill Road and convenient access to I-40 and I-430. The property is partially leased with two income-producing tenants in place, providing immediate rental income, while Suites 2 and 3 offer approximately 3,200 SF ± of vacant space—ideal for an owner/user or for additional lease-up potential. The building features a sprinkler system and a flexible layout that accommodates a variety of office, warehouse, and service-oriented uses, making this an attractive opportunity for both investors seeking upside and users looking to offset occupancy costs with tenant income. Financial details are available upon execution of a signed confidentiality agreement.

> SALE PRICE	\$850,000
> TOTAL SF	6,360 SF ±
> VACANT SF	3,200 SF ± Suite 2 & 3
> LAND AREA	0.74 ACRES ±
> ZONING	C-3



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FLOORPLAN



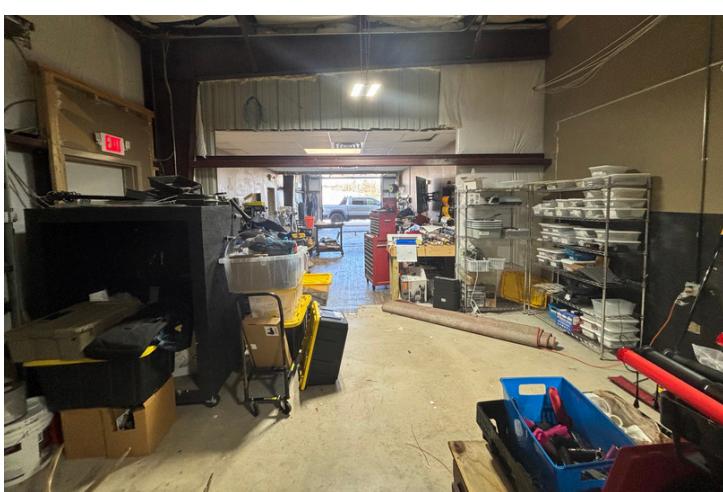
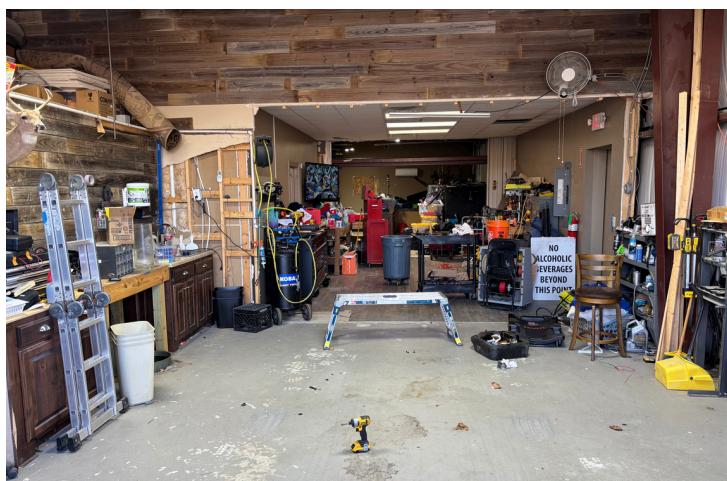
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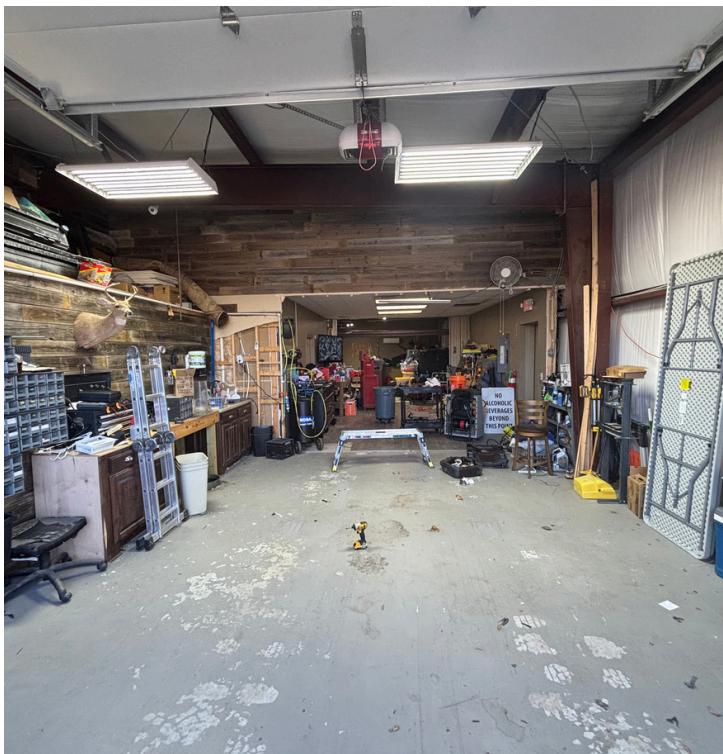
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