


1701 E. 14th Street | Little Rock, AR**INVESTMENT PROPERTY**

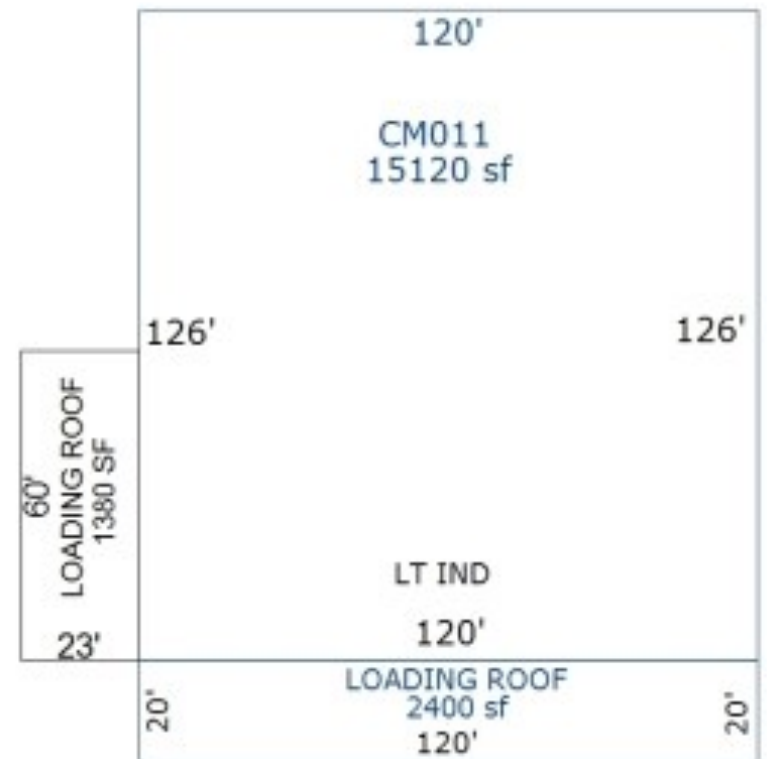
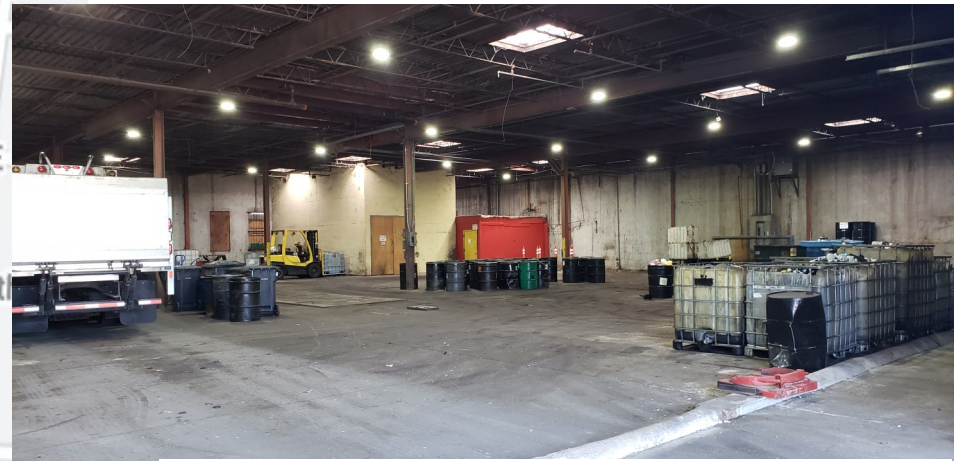
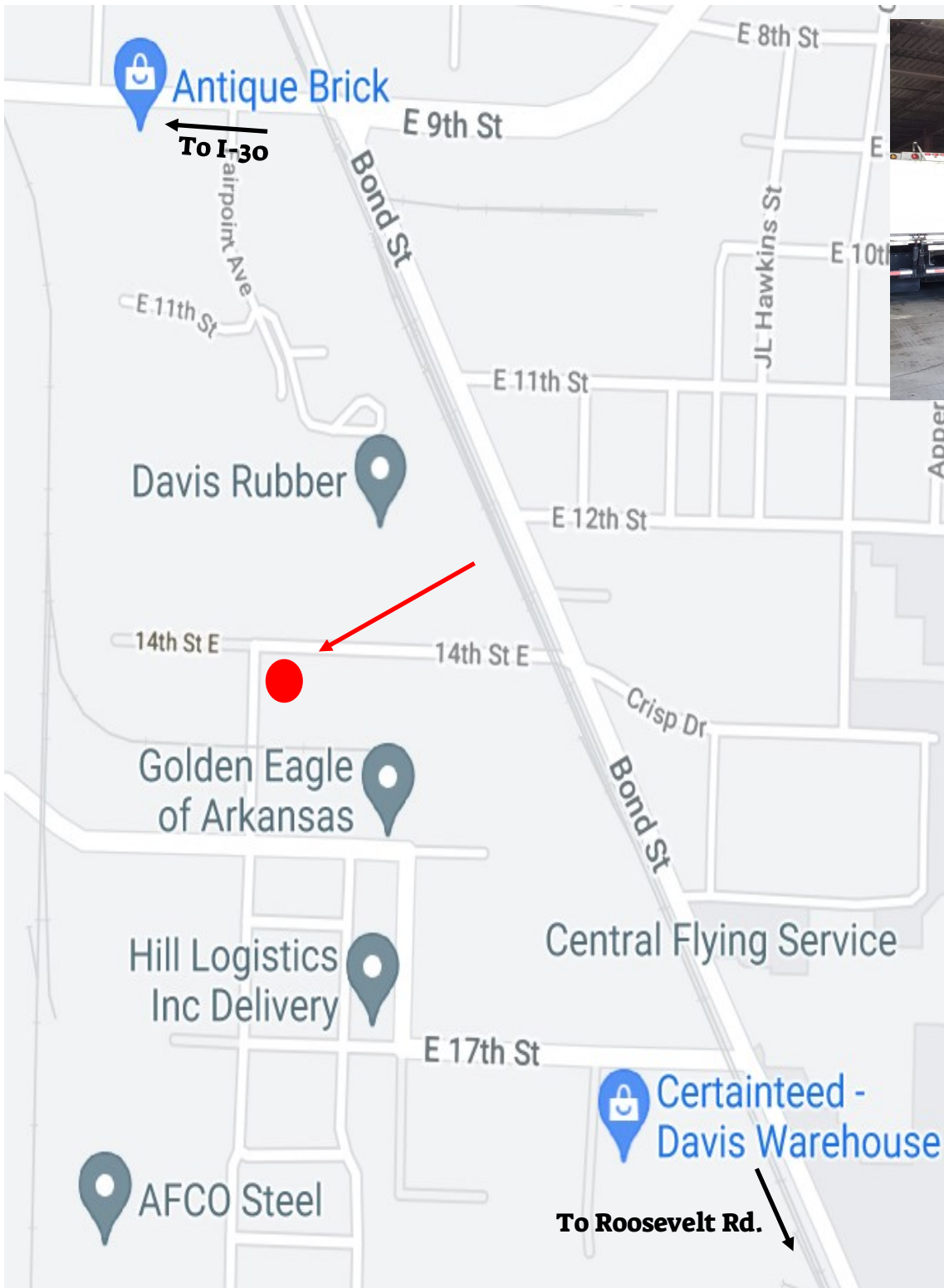
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- **For Sale: \$635,000 \$39.68/SF**
 - **Price reduced to an 8.5% CAP rate**
 - **Current lease expires 12/2027**
 - **16,000 SF on 1.6± acres**
(15,120 SF warehouse / 960 SF office)
 - **Zoned I-3**
 - **3 drive-in doors**

- **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:
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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.





REYBURN AVE

[30' ROW]

N 02° 11' 37" E 242.80'

S 87° 53' 12" E 241.90'

N 87° 53' 17" W 50.11'

E. 14TH STREET
[60' ROW]

N 02° 12' 34" E 50.00'

PROPERTY BEING CONVEYED
TO ROBERTS EQUIPMENT LLC

PARCEL # 3412250007510
JG STANDARD LLC
1701 14TH STREET
HILL ROCK, AR 72202
1.647 AC
PART OF LOT 3 & 4
MANUFACTURER'S
ADDITION

1.00
NE COR LOT 3
1.216 AC
W/ CAP 1751

PARCEL # 3412250017733
ROBERTS EQUIPMENT LLC
1711 14TH STREET
HILL ROCK, AR 72202

S 03° 19' 42" W 281.17'

0.668 AC

N 88° 31' 20" W 242.75'