

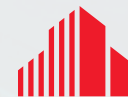


AVAILABLE | IMMEDIATE OCCUPANCY

[CLICK FOR DRONE VIDEO](#)

SOUTH PORT COMMERCE CENTER

7103 ZEUBER ROAD | LITTLE ROCK, AR 72206



**CUSHMAN &
WAKEFIELD**



[SAGEPARTNERS.COM](https://www.sagepartners.com)

SOUTH PORT COMMERCE CENTER

7103 ZEUBER ROAD | LITTLE ROCK, AR

PROPERTY FEATURES

Multi-tenant, Class A cross-dock warehouse/distribution center that incorporates sustainable design and construction features. Located on approximately 35.69 net useable acres in the Port of Little Rock, the largest industrial park in the state of Arkansas. Positioned for easy access to I-440, I-40, I-30, and Hwy 67/167.

Building 1 Size:	537,845 SF (490' X 1,092') (Divisible to 3 spaces)
Space 1:	154,440 SF (270' X 572')
Space 2:	125,840 SF (220' X 572')
Space 3:	254,800 SF (490' X 520')
Office Area:	Up to four separate tenant entries available
Column Spacing:	52' x 50' with 52' x 70' at perimeter bays
Clear Height:	36' minimum
Roofing System:	45-mil TPO membrane with R-20 insulation
Floor Slab:	7" thick, reinforced concrete
Dock Doors:	68 (+ 52 future docks)
Drive-in Doors:	4 electric (12' X 14')
Fire Sprinklers:	ESFR wet sprinkler system
Trailer Parking:	152 spaces (12.5' X 60' X 7")
Regular Parking:	449 spaces
Site can be rail served	



AERIAL MAP

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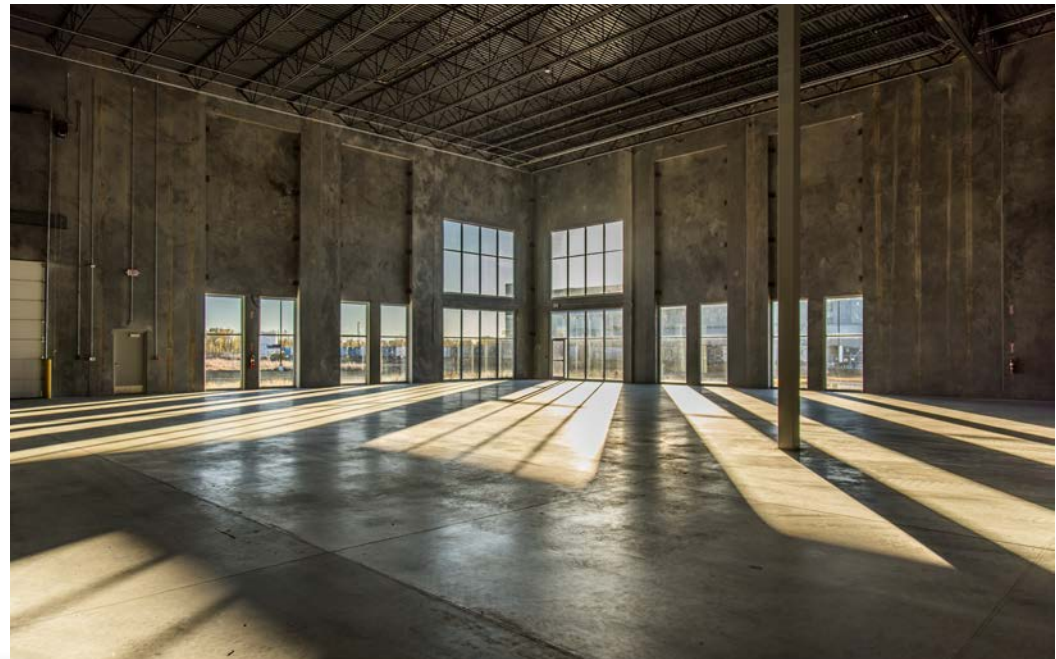
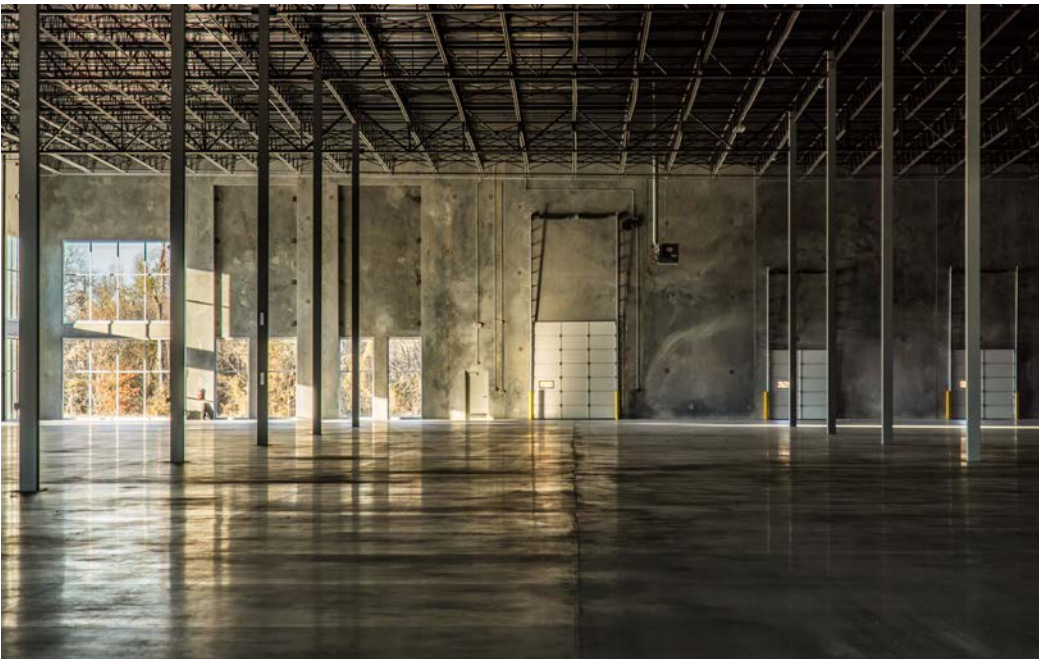
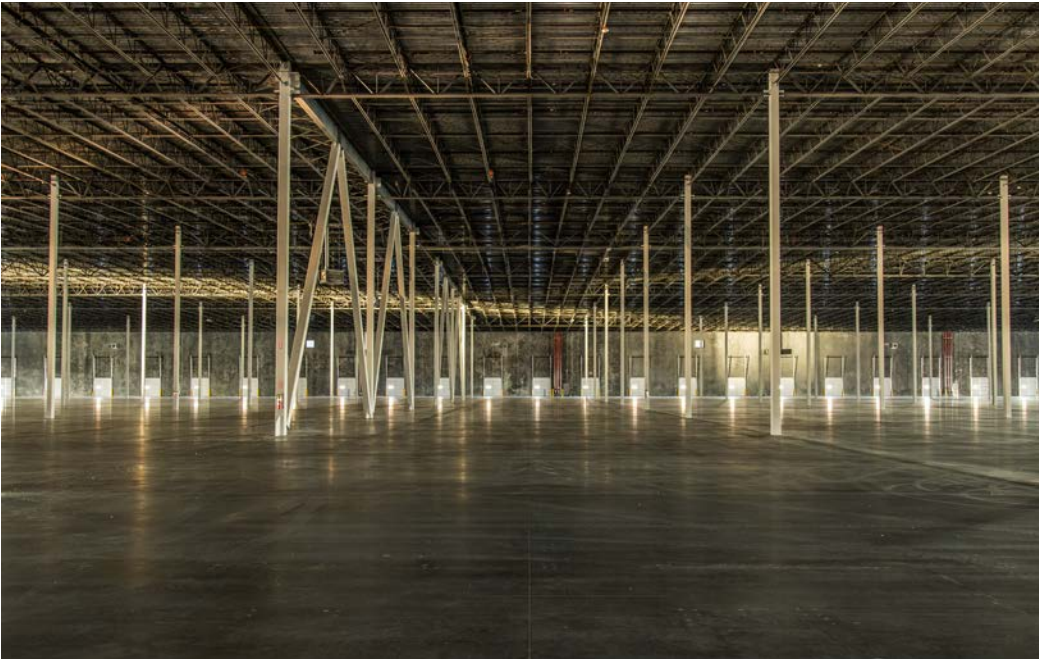
EXTERIOR PHOTOS

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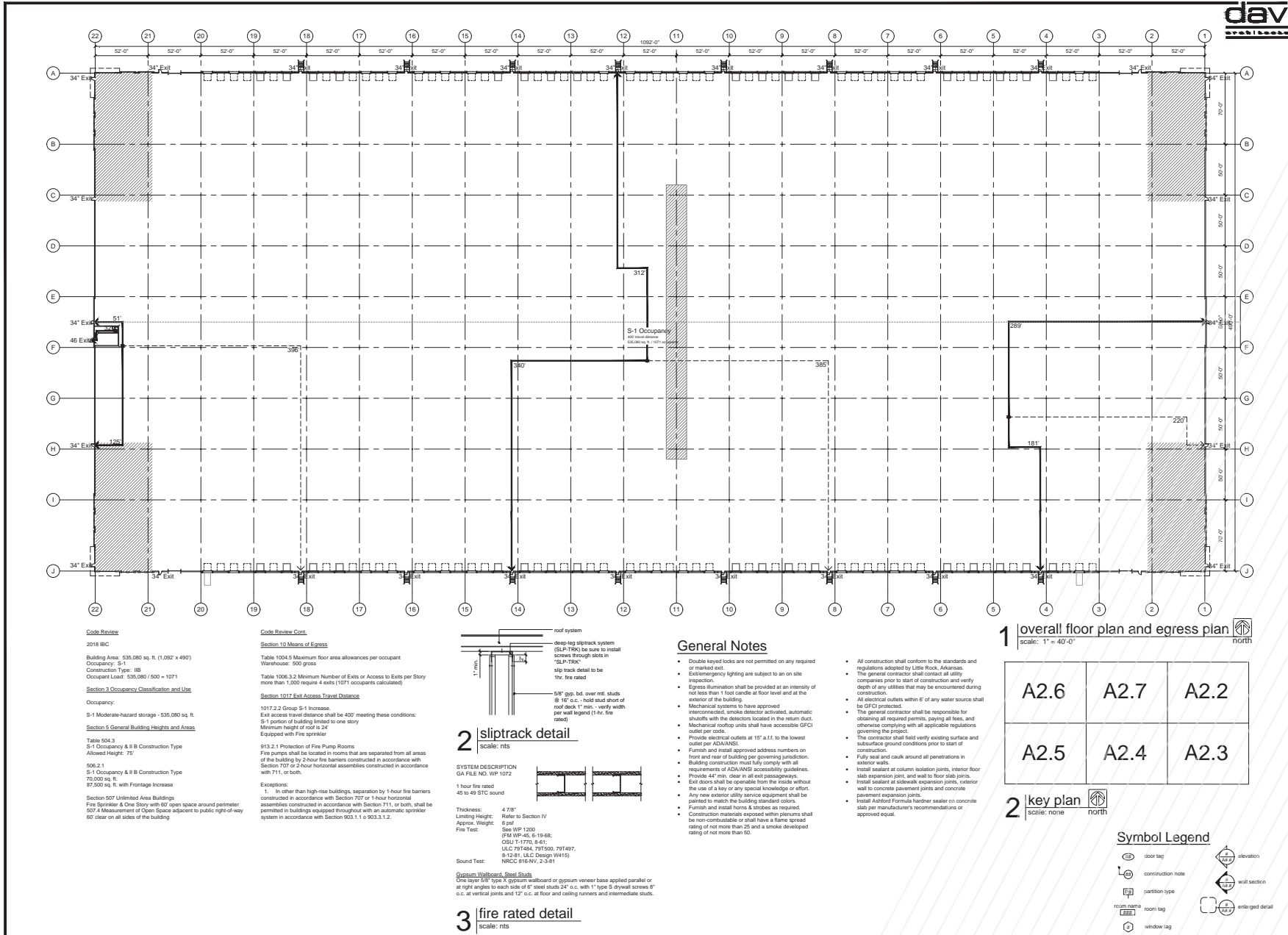
INTERIOR PHOTOS

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PHASE 1 POTENTIAL DEMISING PLAN

7103 ZEUBER ROAD | LITTLE ROCK, AR



Davidson
Architectural Firm, Inc.
1000 North College Avenue
Little Rock, Arkansas 72206
Tel: 501-225-1100
Fax: 501-225-1101
www.davidsonarch.com



General Notes

- Double level locks are not permitted on any required or marked exit.
- Egress illumination shall be provided at an intensity of not less than 1 foot candle at floor level and at the exterior of the building.
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- Mechanical systems to have approved interconnect. Smoke detector activated, automatic shafts with the detectors located in the return duct.
- Mechanical rooftop units shall have accessible GFCI outlet per code.
- Provide electrical outlets at 15' a.f.f. to the lowest outlet per ADA/ANSI.
- Furnish and install approved address numbers on front and rear of building per governing jurisdiction. Building construction must fully comply with all requirements of ADA/ANSI accessibility guidelines.
- Provide 44" min. clear in all exit passageways.
- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- Any new exterior utility service equipment shall be painted to match the building standard colors.
- Furnish and install horns & strobes as required.
- Construction materials exposed within plenums shall be non-combustible or shall have a flame spread rating of not more than 25 and a smoke developed rating of not more than 50.
- All construction shall conform to the standards and regulations adopted by Little Rock, Arkansas.
- The general contractor shall contact all utility companies prior to start of construction and verify depth of any utilities that may be encountered during construction.
- All electrical outlets within 6' of any water source shall be GFCI protected.
- The general contractor shall be responsible for obtaining all required permits, paying all fees, and otherwise complying with all applicable regulations governing the project.
- The contractor shall field verify existing surface and subsurface ground conditions prior to start of construction.
- Fully seal and caulk around all penetrations in exterior walls.
- Install sealant at column isolation joints, interior floor slab expansion joint, and wall to floor slab joints.
- Install sealant at sidewalk expansion joints. Interior wall to concrete pavement joints and concrete pavement expansion joints.
- Install Approved Formula brand sealant on concrete slab per manufacturer's recommendations or approved equal.

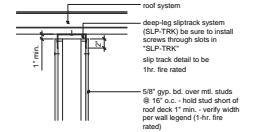
1 overall floor plan and egress plan
scale: 1" = 40'-0"

A2.6	A2.7	A2.2
A2.5	A2.4	A2.3

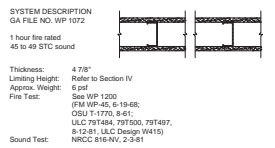
2 key plan
scale: none

Symbol Legend

- door tag
- construction note
- partition type
- room name
- room tag
- window tag
- elevation
- wall section
- enlarged detail



2 sliptrack detail
scale: nts



3 fire rated detail
scale: nts

a new development for
South Port Industrial Park
7103 Zeuber Road
Little Rock, Arkansas 72206

date: 05.25.2022
drawn by: kka
checked by: DAE
reviewed by: [signature]

A2.1
drawing type: permit
project number: 22005



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