

#### For Lease Office/Warehouse



#### 11601 Otter Creek South Road | Mabelvale, AR 72103

| OFFERING SUMMARY |                      | <ul> <li>PROPERTY HIGHLIGHTS</li> <li>25,000 total sq. ft. with approx. 15,000 sq. ft. of office space (2 stories) and approx. 10,000 sq. ft. +/- warehouse.</li> </ul> |
|------------------|----------------------|---|
| Available SF:    | 25,000 SF +/-        | <ul><li>Separate entrance to upper office space.</li><li>2 dock high doors</li></ul>  |
| Lease Rate:      |                      | <ul> <li>Can be subdivided down to 5,000 sq. ft. +/-</li> <li>Easy assess to 1.20/1.420 interchange</li> </ul>  |
| Lease Rate.      | \$6.00 SF/yr (Gross) | Easy access to I-30/I-430 interchange   |
| Lot Size:        | 12.66 Acres +/-      | OTTER CREEK<br>CRYSTAL<br>000000000000000000000000000000000000  |
| Zoning:          | I-2                  | MABELVALE<br>CHICOT WEST<br>I-30 SOUTH<br>SOUTH GEVER   |
|                  |                      |   |

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

File Num: 99-60-2294

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# **Property Photos**

























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#### **Floor Plan**

**TENANT 1 TENANT 2** (WEST) OFFICE OFFICE **1ST FLOOR OFFICE AREA** 8.640 SF TENANT 1 TENANT 2 6,263 SF TOTAL 14,903 SF 21 Office-Second Floor 2ND FLOOR OFFICE AREA 14,933 SF TENANT 1 **TENANT 2** TENANT (WEST) TENANT 2 502 SF TOTAL 15,435 SF Warehouse TENANT 1 (WEST) VAREHOUSE TENANT 2 WAREHOUSE ..... Jarchanse for lease 0,000 5

**Office-First Floor** 

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ock high doors

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13 TELOOR WAREHOUSE AREA 19 Mover 1 1 100000 Million 10 128/WH 2 10 1000 Million 10 193/WH 3 10 1000 Million 10 Bat 4' Ba.Phe

EXISTING BLOG FIRST FLOOR PLAN



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## **Retailer Map**



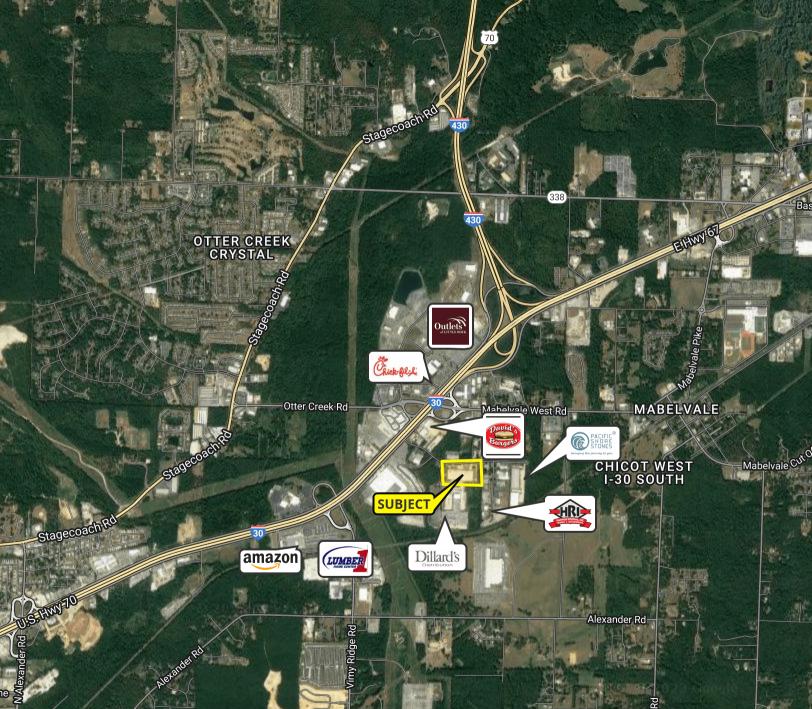
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## **Retailer Map**



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