



COMMERCIAL & INVESTMENT DIVISION

For Lease
Office/Warehouse



11601 Otter Creek South Road | Mabelvale, AR 72103

OFFERING SUMMARY

Available SF: 25,000 SF +/-

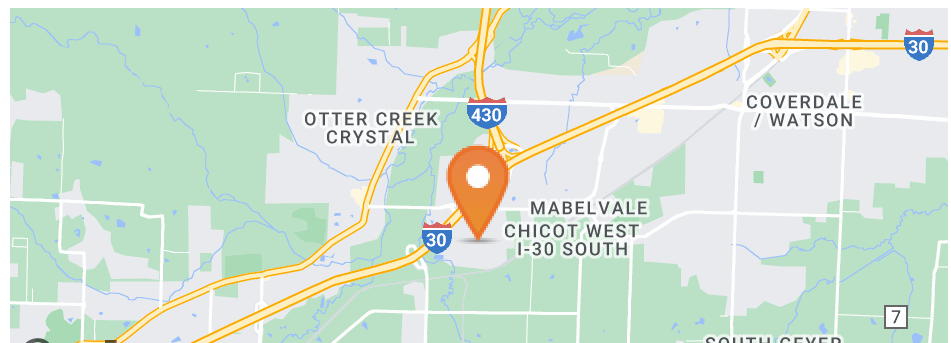
Lease Rate: \$6.00 SF/yr (Gross)

Lot Size: 12.66 Acres +/-

Zoning: I-2

PROPERTY HIGHLIGHTS

- 25,000 total sq. ft. with approx. 15,000 sq. ft. of office space (2 stories) and approx. 10,000 sq. ft. +/- warehouse.
- Separate entrance to upper office space.
- 2 dock high doors
- Can be subdivided down to 5,000 sq. ft. +/-
- Easy access to I-30/I-430 interchange



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

REED GIBBONS

(C)501.580.7000 | (O)501.916.8260

rgibbons@rpmgroup.com

1501 N. University Avenue, Ste. 800

Little Rock, AR 72207

501.664.7807

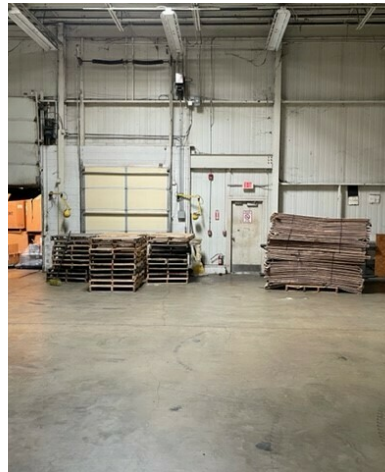
www.rpmgroup.com





COMMERCIAL & INVESTMENT DIVISION

Property Photos



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

REED GIBBONS

(C)501.580.7000 | (O)501.916.8260

rgibbons@rpmgroup.com

1501 N. University Avenue, Ste. 800

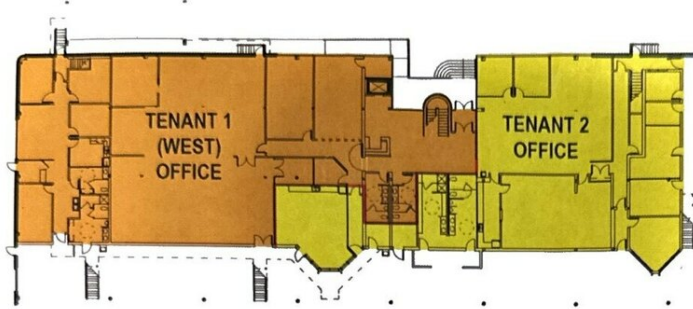
Little Rock, AR 72207

501.664.7807

www.rpmgroup.com



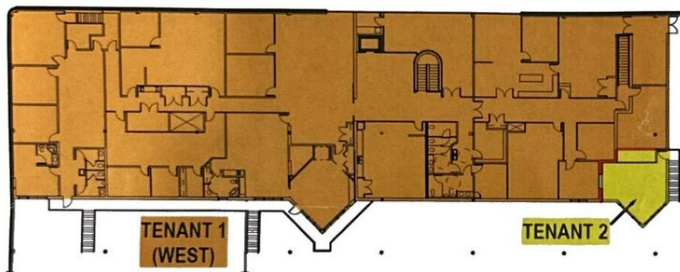
Office-First Floor



1ST FLOOR OFFICE AREA

TENANT 1	8,640 SF
TENANT 2	6,263 SF
TOTAL	14,903 SF

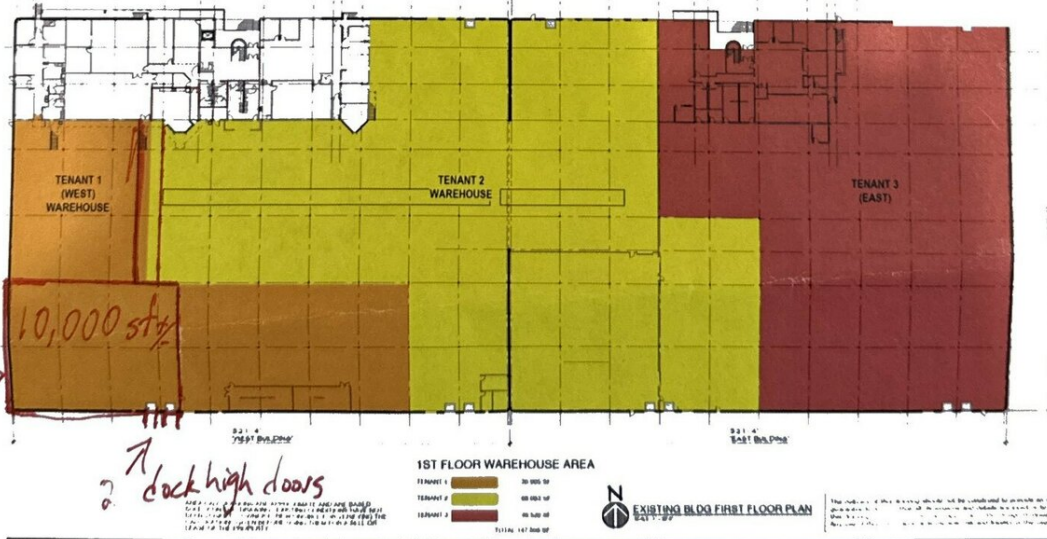
Office-Second Floor



2ND FLOOR OFFICE AREA

TENANT 1	14,933 SF
TENANT 2	502 SF
TOTAL	15,435 SF

Warehouse



1ST FLOOR WAREHOUSE AREA

TENANT 1	20,000 SF
TENANT 2	40,000 SF
TENANT 3	40,000 SF
TOTAL	100,000 SF

EXISTING BLDG FIRST FLOOR PLAN

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

REED GIBBONS

(C)501.580.7000 | (O)501.916.8260

rgibbons@rpmgroup.com

1501 N. University Avenue, Ste. 800

Little Rock, AR 72207

501.664.7807

www.rpmgroup.com





COMMERCIAL & INVESTMENT DIVISION

Retailer Map



Google

Map data ©2023 Imagery ©2023 , Maxar Technologies, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA/FPAC/GEO

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

REED GIBBONS

(C)501.580.7000 | (O)501.916.8260

rgibbons@rpmgroup.com

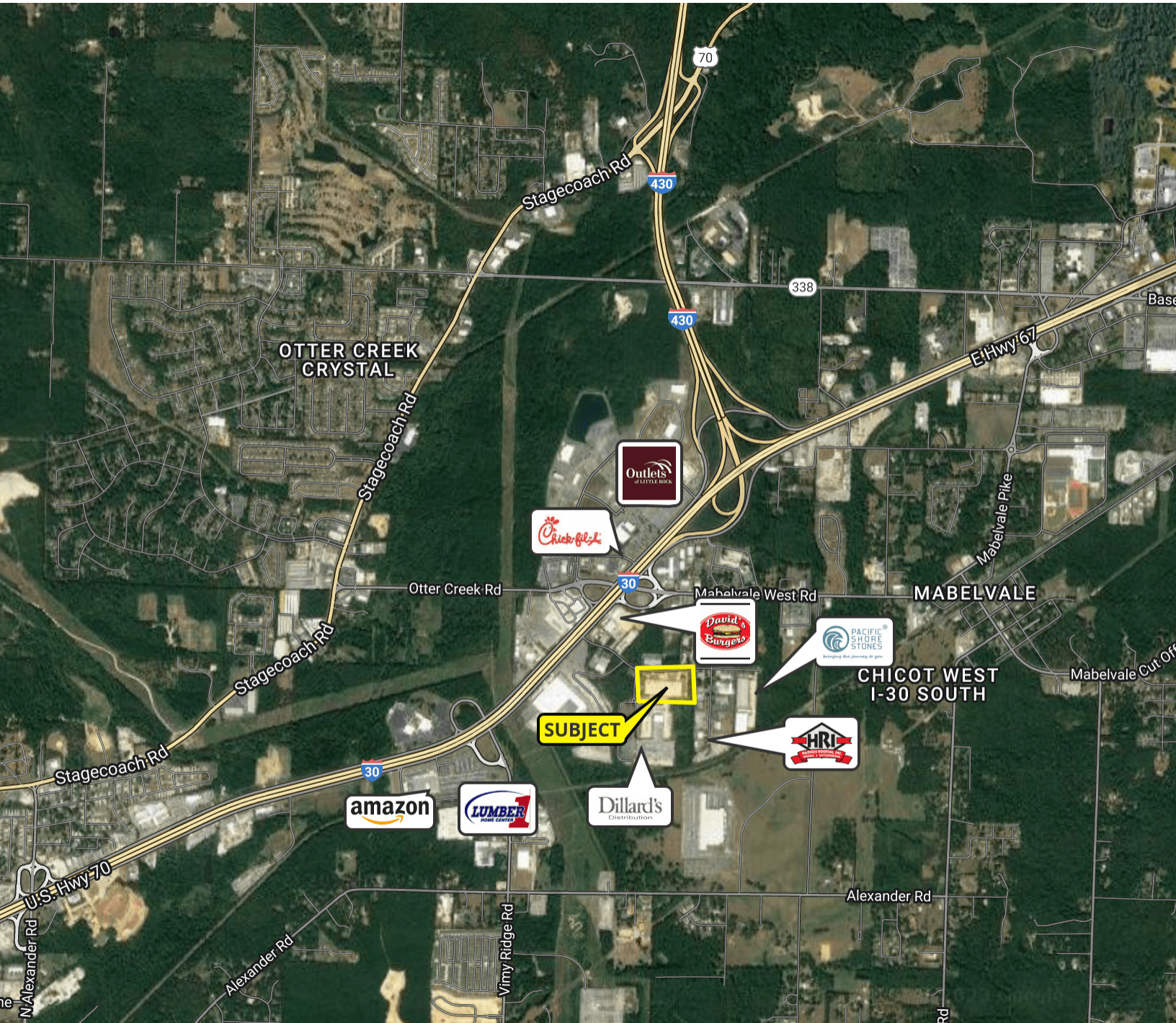
1501 N. University Avenue, Ste. 800

Little Rock, AR 72207

501.664.7807

www.rpmgroup.com





Map data ©2023 Imagery ©2023 , Landsat / Copernicus, Maxar Technologies, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA/FPAC/GEO

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

REED GIBBONS
 (C)501.580.7000 | (O)501.916.8260
 rgibbons@rpmgroup.com

1501 N. University Avenue, Ste. 800
 Little Rock, AR 72207
 501.664.7807
 www.rpmgroup.com

