

# WAREHOUSE/OFFICE PROPERTY FOR LEASE

11300 - 11308 Otter Creek Rd East | Little Rock, AR 72103



## GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER

📞 501.375.3200 | 📠 501.244.7509

[gsmith@kelleycp.com](mailto:gsmith@kelleycp.com)

## NICK KELLEY

EXECUTIVE VP | PARTNER

📞 501.375.3200 | 📠 501.244.7541

[nkelley@kelleycp.com](mailto:nkelley@kelleycp.com)



**KELLEY COMMERCIAL  
PARTNERS**

# WAREHOUSE/OFFICE PROPERTY FOR LEASE

11300 - 11308 Otter Creek Rd East | Little Rock, AR 72103

## AVAILABLE

±10,000 SF Main Building

- ±6,000 SF Office / ±4,000 SF Warehouse
- ±1 Acre fenced yard with covered storage

## PRICE

\$7.50/SF Modified Gross

## COMMENTS

- Main building includes 8 private offices, reception area, conference room, break room, three (3) bathrooms.
- Two (2) 12x10 roll-up doors
- Two (2) dock high doors

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	317	29,567	70,888	268,460
AVERAGE HH INCOME	\$74,997	\$71,533	\$73,821	\$98,593
TOTAL HH	126	11,649	27,601	113,619

## TRAFFIC COUNTS

I-30: 99,350 VPD



## GARY SMITH

DIR OF BUSINESS DEVELOPMENT | PARTNER

📞 501.375.3200 | 📠 501.244.7509

gsmith@kelleycp.com

## NICK KELLEY

EXECUTIVE VP | PARTNER

📞 501.375.3200 | 📠 501.244.7541

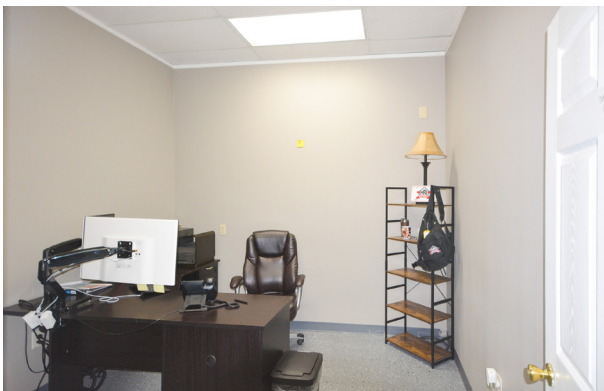
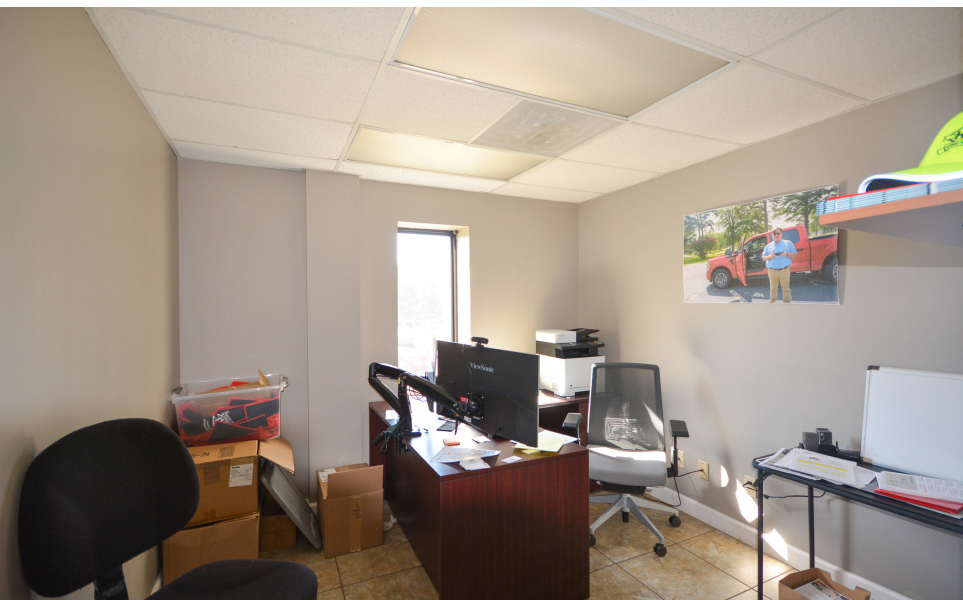
nkelley@kelleycp.com



**KELLEY COMMERCIAL PARTNERS**

# WAREHOUSE/OFFICE PROPERTY FOR LEASE

11300 - 11308 Otter Creek Rd East | Little Rock, AR 72103



**GARY SMITH**  
DIR OF BUSINESS DEVELOPMENT | PARTNER  
☎ 501.375.3200 | 📠 501.244.7509  
gsmith@kelleycp.com

**NICK KELLEY**  
EXECUTIVE VP | PARTNER  
☎ 501.375.3200 | 📠 501.244.7541  
nkelly@kelleycp.com



# WAREHOUSE/OFFICE PROPERTY FOR LEASE

11300 - 11308 Otter Creek Rd East | Little Rock, AR 72103



**GARY SMITH**  
 DIR OF BUSINESS DEVELOPMENT | PARTNER  
 ☎ 501.375.3200 | 📠 501.244.7509  
 gsmith@kelleycp.com

**NICK KELLEY**  
 EXECUTIVE VP | PARTNER  
 ☎ 501.375.3200 | 📠 501.244.7541  
 nkelley@kelleycp.com



## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**GARY SMITH**  
DIR OF BUSINESS DEVELOPMENT | PARTNER



**NICK KELLEY**  
EXECUTIVE VP | PARTNER

Kelley Commercial Partners is the agent for the owner of the property described herein. All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material, in whole or in part is prohibited without prior written consent of Kelley Commercial Partners.

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

---

425 W. Capitol Avenue, Suite 300  
Little Rock, AR 72201  
501.375.3200

4100 Corporate Center Drive, Suite 101  
Springdale, AR 72762  
479.443.8002



[kelleycp.com](http://kelleycp.com) | [in](#) [f](#) [@](#)

**CHAINLINKS**  
RETAIL ADVISORS