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INDUSTRIAL/TRANSPORTATION TERMINAL FOR SALE

1 Harold Ives Drive, North Little Rock, Arkansas



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Property Understanding

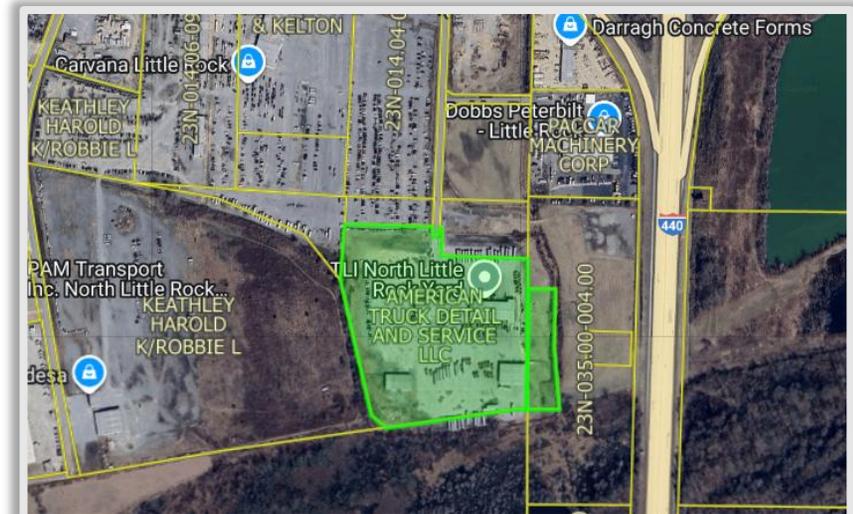
OVERVIEW

Offering	For Sale
Price	\$2,500,000
Address	1 Harold Ives Drive, North Little Rock, AR 72117
Property Type	Industrial/Transportation Terminal
Building Size	<p>Total: ±42,174 SF (4 buildings)</p> <ul style="list-style-type: none"> ○ Building 1 – 11,200 SF (two-story office) ○ Building 2 – 5,850 SF (storage/garage) ○ Building 3 – 16,624 SF (service/truck wash) ○ Building 4 – 8,500 SF (service repair garage)
Year Built/Renovated	1990/With Recent Renovations
Occupancy	100%
Lot Size	±15.42 Acres (±603,862 SF)
Zoning	I-2 – Light Industrial District
Traffic Count	I-440 – 57,000 VPD



PROPERTY HIGHLIGHTS

- **Large Transportation Campus:** ±15.42-acre truck operation with specialized improvements including multiple shop bays, wash bay, and office/residential quarters.
- **Tenant Stability:** Long-term transportation-related tenant with options to extend the lease up to 20 years.
- **Rent Step-Ups:** Scheduled increases every five years, providing incremental income growth.
- **Right of First Refusal:** Tenant holds a Right of First Refusal in the event of a sale.
- **Unique Flexibility:** In the event Tenant does not exercise the ROFR and the property sells, the new owner has the right to terminate the lease after 9 months with 60 days' notice.
- **Strategic Location:** Excellent access to public roadways, supporting regional and national transportation operations – minutes from I-440 and I-40.





Downtown Little Rock



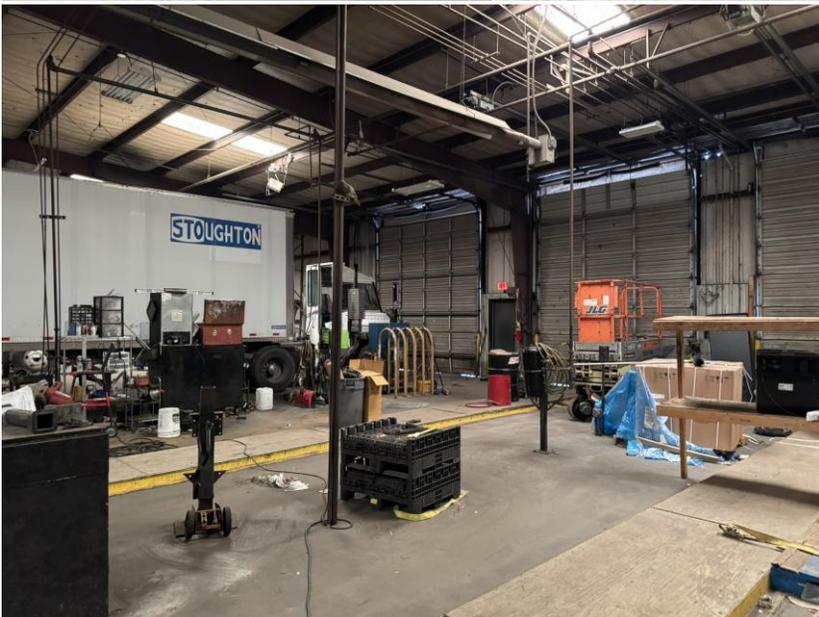
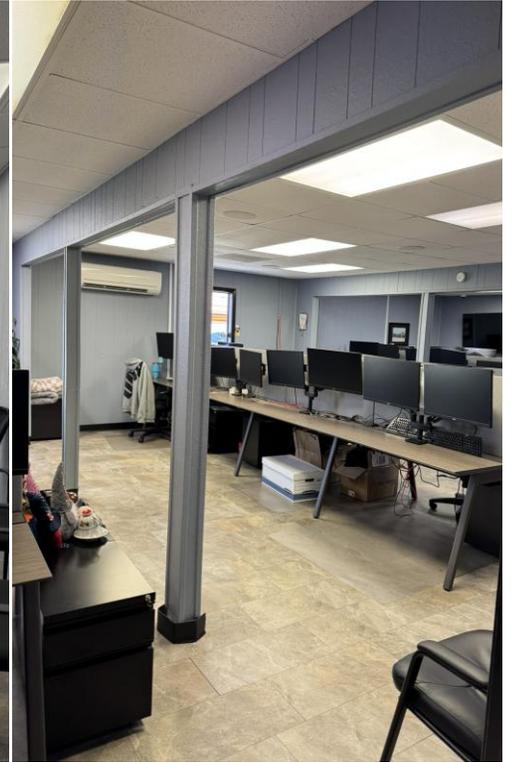
LOOKING NORTHWEST



LOOKING NORTH







North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-440 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-440 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

Population

3 MILES

8,691

5 MILES

36,155

10 MILES

182,360

Households

3,546

15,598

79,339

Average Age

39.3

41.0

40.3

Average Household Income

\$47,966

\$78,499

\$82,679

Businesses

359

1,650

7,954

**Demographic details based on property location*

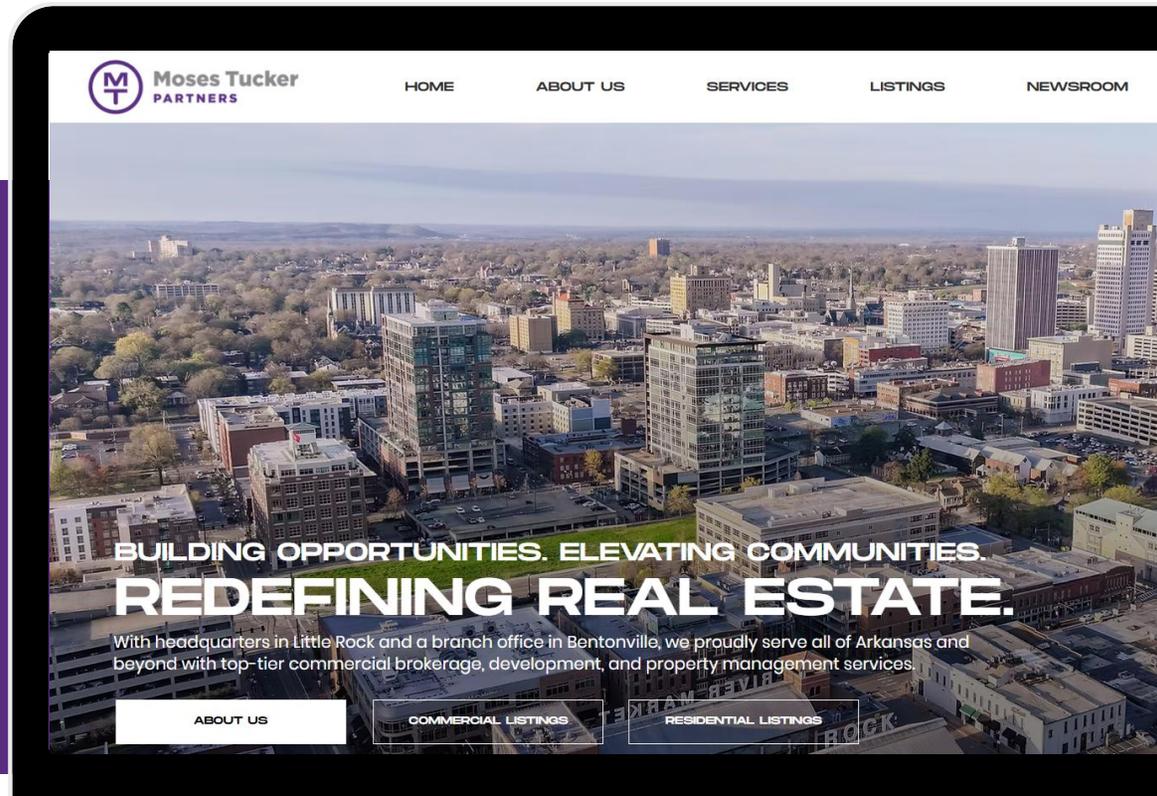
CONNECT

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