



OVERVIEW

Offering & Price	For Sale Contact Agent
Property Type	Industrial/Warehouse
Building & Lot Size	±10,320 SF ±1.1 Acres
Year Built	1958
Zoning	I-1

PROPERTY HIGHLIGHTS

- Opportunity Zone location, offering potential tax advantages for qualified investors
- Three (3) exterior dock-high doors plus one (1) drive-in door (10' W x 12' H), accommodating a range of loading and distribution needs
- Less than 0.5 miles from Interstate 30 and approximately 2 miles from the I-30 / I-40 interchange, providing exceptional regional connectivity
- Minutes from the Union Pacific Railroad and the Port of Little Rock, supporting multimodal logistics and distribution
- Functional industrial warehouse with efficient loading and circulation
- Approximately 16 surface parking spaces with ample maneuverability for deliveries
- High-visibility location within an established industrial and commercial corridor

