

**Lease Rate:**

\$6.50/SF, NNN

**Offering Price:**

\$695,000

**CONTACT US****Andrew Wiechern**

+1 501 850 0733  
andrew.wiechern@ar.colliers.com

**Colliers | Arkansas**

1 Allied Drive, Suite 1500  
Little Rock, AR 72202  
P: +1 501 372 6161  
F: +1 501 372 0671

**FOR SALE/LEASE**

# 4501 61st Street

Little Rock, AR

## For Sale/Lease: Newly Renovated Flex Office/Warehouse with Fenced Yard

**Features**

- Total building size: 9,254 SF
  - 8,165 SF warehouse
  - 1,089 SF office
- Lease rate: \$6.50/SF, NNN
- Offering price: \$695,000
- Brand new office with four private offices, lobby, breakroom, and 2 restrooms
- Two drive-in doors
- 0.31 acres of fully fenced yard
- Zoned: I-2
- Approximately two miles to access to I-30

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FOR SALE/LEASE

# Neighborhood Map



# Industrial Map



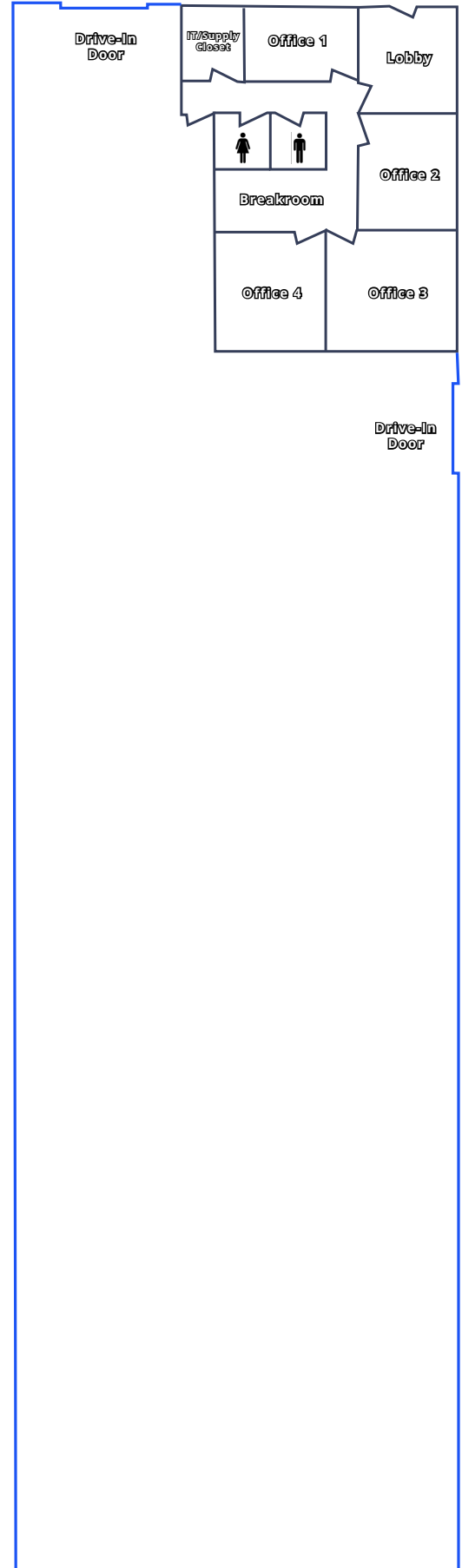
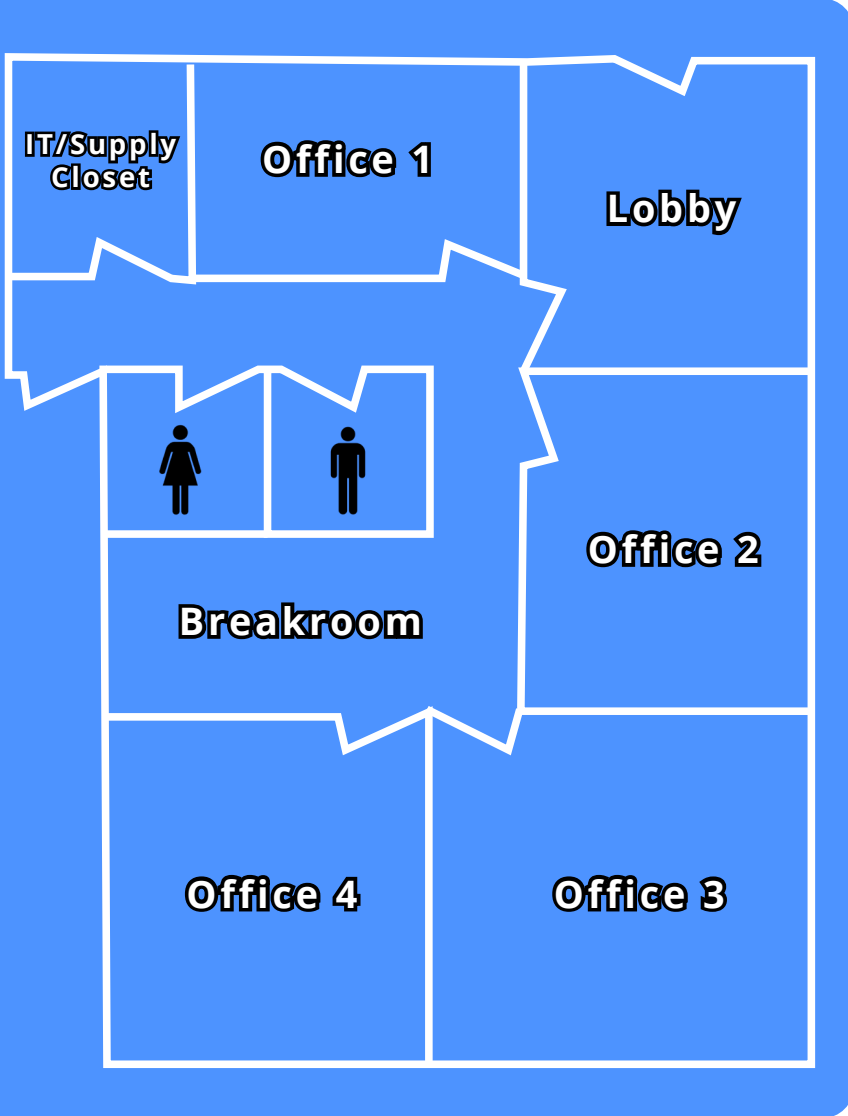
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# Floor Plan



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FOR SALE/LEASE

# Property Aerial



Fully  
Fenced  
Yard

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