



# FOR LEASE

## SHACKLEFORD WAREHOUSE FLEX SPACE

📍 5320 S SHACKLEFORD RD | LITTLE ROCK, ARKANSAS

*Information is deemed reliable but is not guaranteed. Agency Disclosure: RPM Group is the agent for the owner of the property described herein. Rector Phillips Morse, Inc. dba RPM Group has an ownership interest in the property.*

**KYLE PATTON**  
501.831.4534 | [WWW.RPMGROUP.COM](http://WWW.RPMGROUP.COM)  
[KPATTON@RPMGROUP.COM](mailto:KPATTON@RPMGROUP.COM)



# PROPERTY INFORMATION

Shackleford Warehouse is a modern office/warehouse complex on S. Shackleford Road, offering convenient access to Colonel Glenn (Hwy. 300), Hwy. 5, and I-430. Each 3,200 SF ± bay features a 14' x 14' grade-level insulated overhead door, 22'4" clear height at the front, and 18' at the back, with a 40' x 80' layout designed for functionality. This well-maintained flex space is ideal for businesses seeking efficient warehouse solutions, with tenant improvements negotiable to meet your needs. Contact us today for leasing opportunities!

## AVAILABLE SUITES

### > SUITE G

3,200 SF ±

### > SUITE H

3,200 SF ±

## > LEASE TERM

5 YEARS

## > ZONING

I-1

## > LEASE RATE

\$9.00/SF/YR

CAM: \$2.00/SF  
TENANT PAYS ALL UTILITIES



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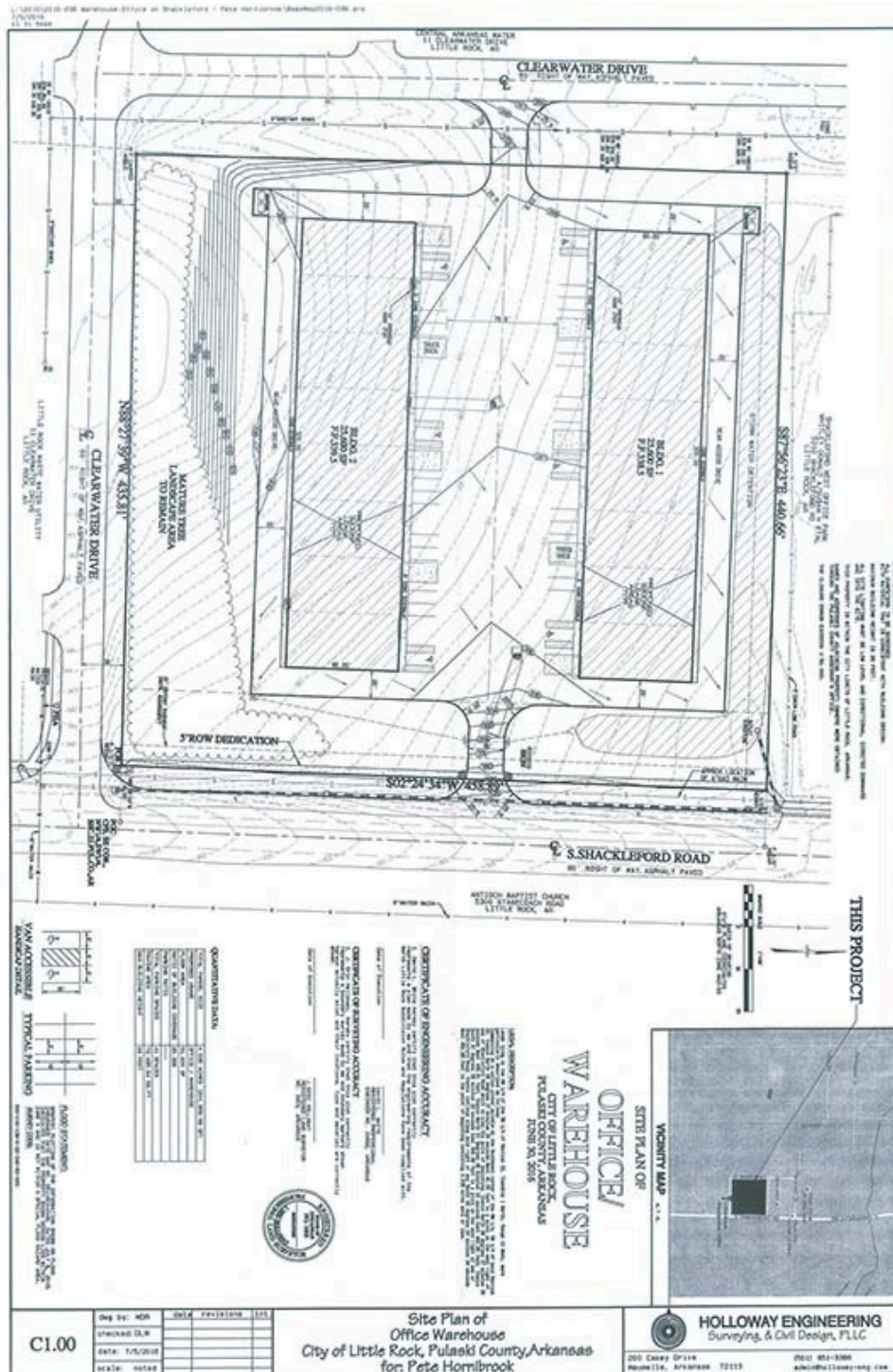
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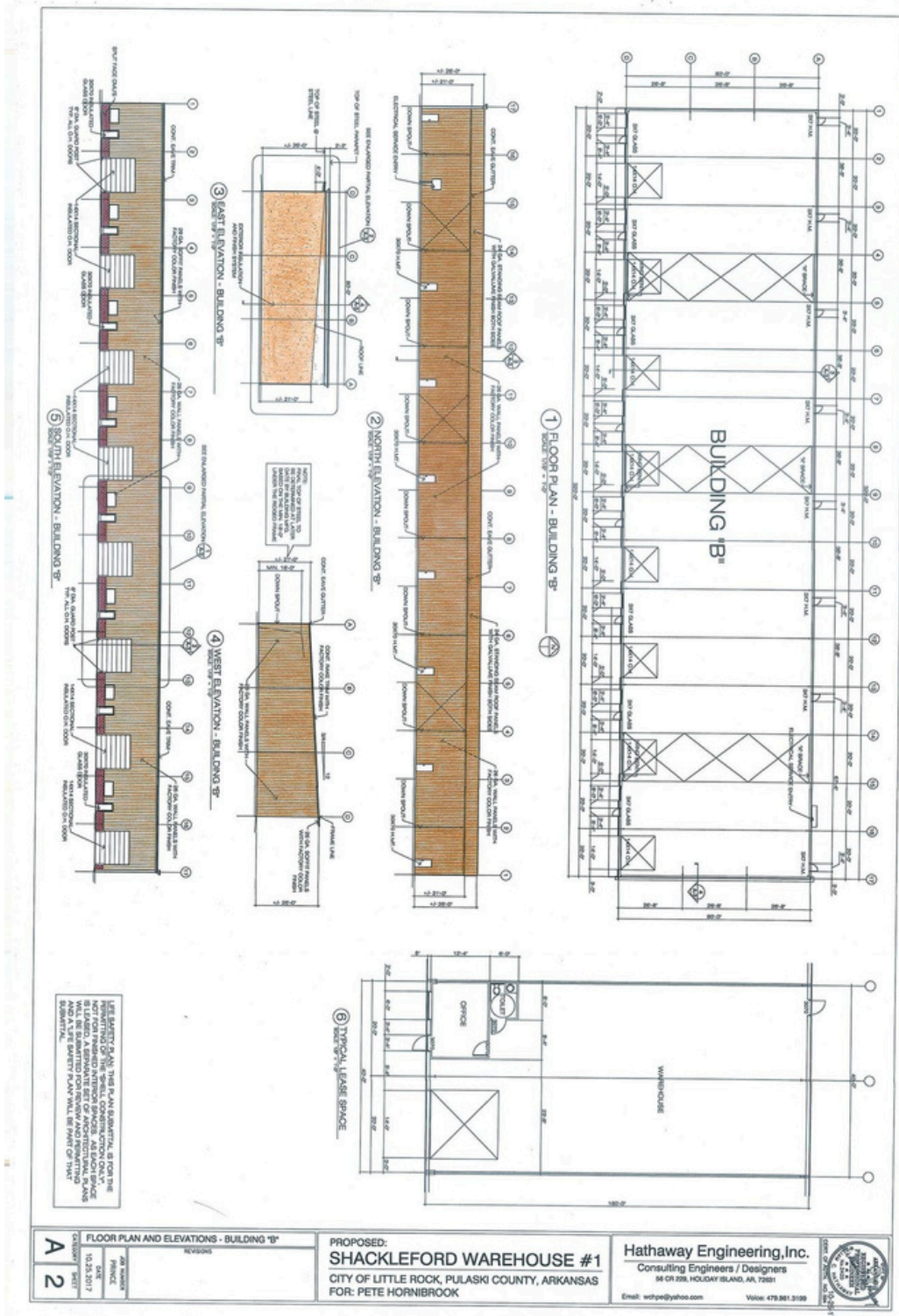
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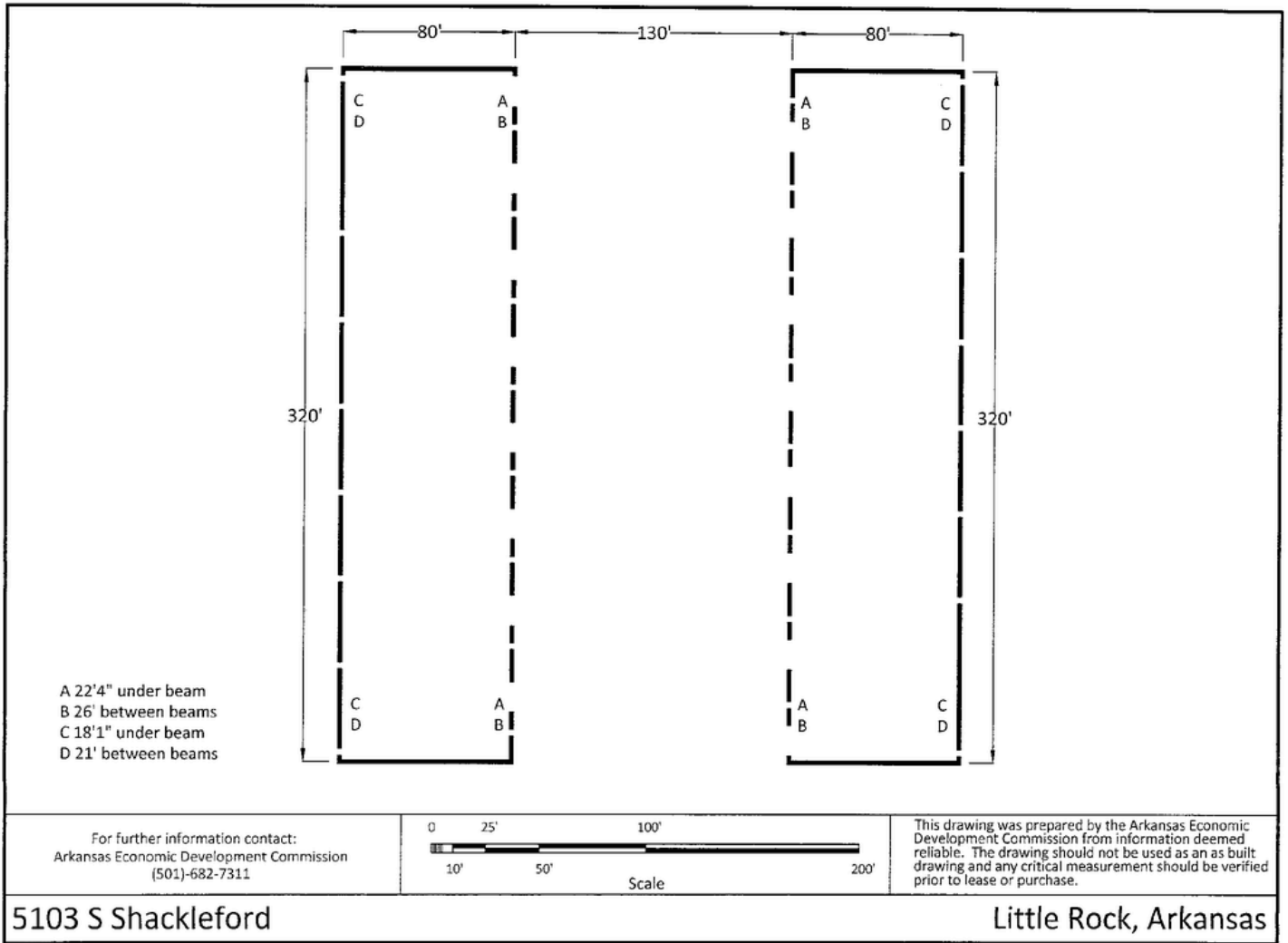
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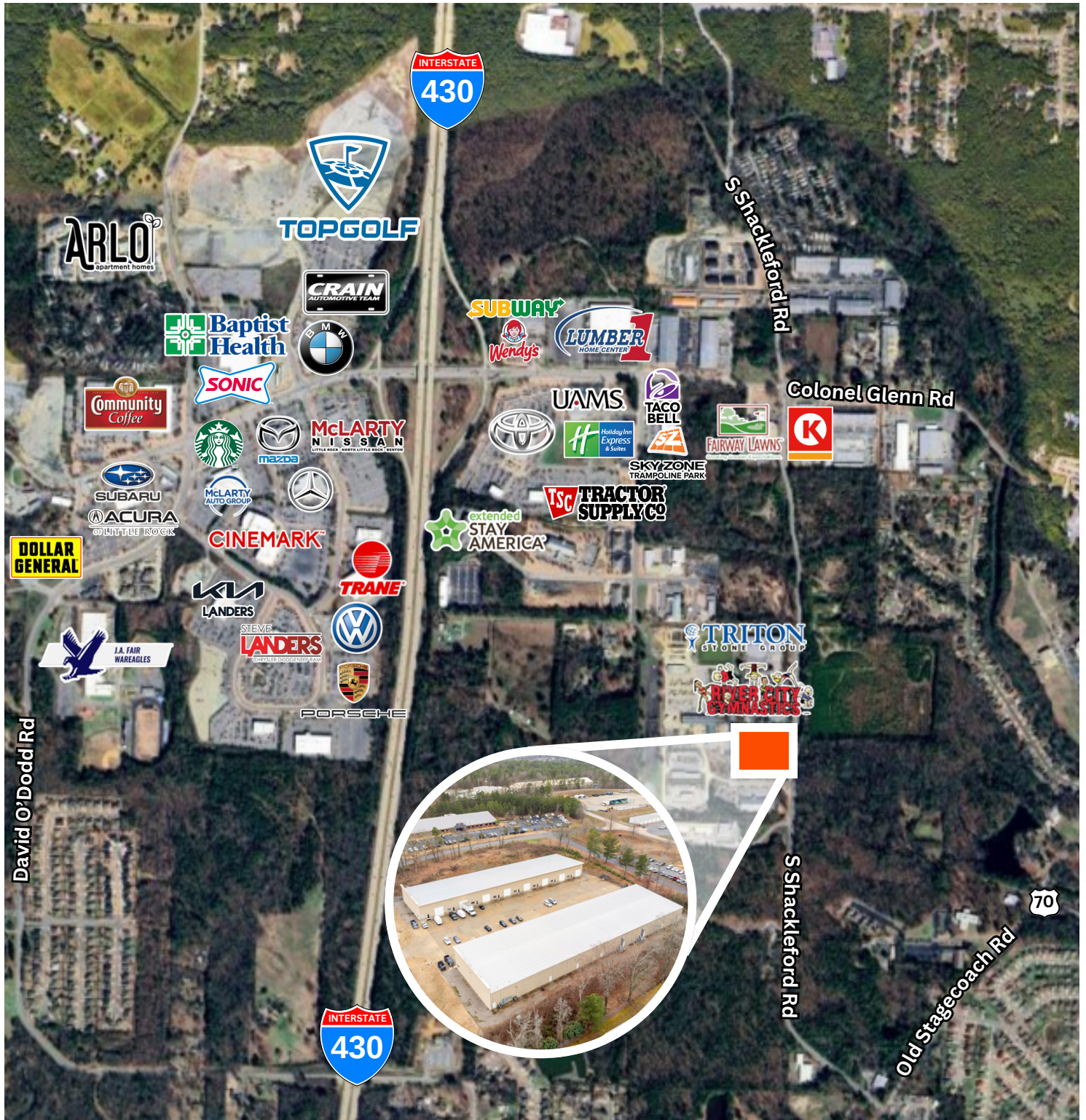
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