



**Lease Rate:**

\$5.50-\$12.00

PSF

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**FOR LEASE**

1305-1317 N. Hills Blvd.

North Little Rock, AR

## I-40 Industrial Space Crossroads Business Park

**Features**

- Lease rate: \$4.50/SF - \$10.50/SF, NNN (available suites outlined on page 2)
- Dock-high doors and grade-level doors
- Newly renovated office
- Sprinkler system
- 20' clear height
- Quick access to Interstate 40

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# Available Suites

Suites can be combined

Suite 109	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	Available 2026 (TBD)
Suite 114-118	21,780 SF @ \$4.50/SF	3 Dock High Door, 5 Ground Level Door	Available to lease
Suite 119-120	8,712 SF @ \$5.00/SF	2 Dock High Door, 2 Ground Level Door	June 2026
Suite 201	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	Available to lease
Suite 203	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	Available to lease
Suite 204	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	September 2026
Suite 205	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	September 2026
Suite 206	4,356 SF @ \$5.00/SF	1 Dock High Door, 1 Ground Level Door	Available to lease
Suite 304-305	1,600 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 306	800 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 308	1,600 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 310	800 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 311	800 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 312	800 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 313	1,600 SF @ \$10.50/SF	1 Ground Level Door	Available to lease
Suite 402	800 SF @ \$10.50/SF	1 Ground Level Door	Available 2026 (TBD)
Suite 407	800 SF @ \$10.50/SF	1 Ground Level Door	Available to lease



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# Neighborhood Map



## Area Demographics

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### Estimated Population (2025)

1 Mile	3 Mile	5 Mile
3,766	52,898	113,636



### Estimated Households (2025)

1 Mile	3 Mile	5 Mile
1,843	24,899	51,644



### Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$57,028	\$75,799	\$88,855

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## Property Photos



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