

Bulk Storage/ Distribution

For Lease

Space 1 — 12,000 SF (divisible)

Space 2 — 2,000 SF (Yard)



SQUARE FOOTAGE:

105,000 SF

NO. OF BUILDINGS:

2

SPACE MIX:

Dry Storage

ADDRESS:

2200 Commercial Lane, Little Rock, AR 72206

LOCATION:

The property is located in an industrial district designated as an Opportunity Zone just 2 miles from Clinton National Airport and 5 miles from the Little Rock Port Authority.

SUMMARY:

With extensive renovations completed in recent years (alarm, video surveillance, fire suppression, IP access control, network, electrical, lighting, loading bays, ramps, offices, and roof), this property is perfectly suited for most storage needs.



FERSTL CONSULTING
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OVERVIEW

The property is located just off Roosevelt Rd. near Clinton National Airport with easy access to I-30 & I-40.

PROPERTY HIGHLIGHTS

- Lot Size: 5.94 Acres
- Fully-networked
- Alarm, video surveillance, IP access control, & fire suppression systems
- 14 dock high doors, 1 loading platform, 1 forklift ramp, & 1 vehicular ramp
- Built-in racking

LEASE HIGHLIGHTS

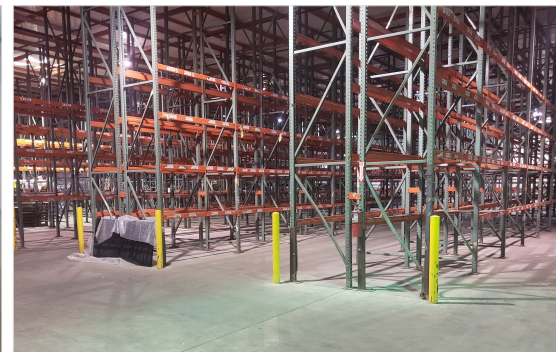
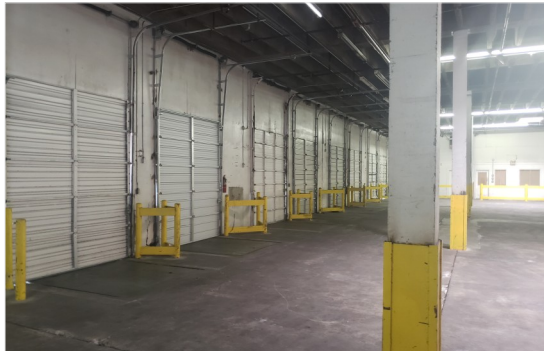
- **Space 1** Leasable SF: 12,000 (Divisible)—**Negotiable**
Use: Storage
- **Space 2** Leasable SF: 2,000 (Yard)—**Negotiable**
Well lit with multiple nightwatchers
220v 3-phase hookup

LOCATION HIGHLIGHTS

- Situated a few miles from Clinton National Airport, Little Rock Port Authority, and Little Rock CBD
- Quick access to I-30 & I-40



PROPERTY PHOTOS



AERIAL MAP



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EXISTING FLOOR PLAN

