



**FOR LEASE**

# CLASS A INDUSTRIAL BUILDING

## Property Highlights

- 66,000 ± SF industrial space for lease
- Lease Rate: 9.00/SF NNN
- Fully conditioned
- 32' clear heights
- 10 docks
- 1 oversized drive-in
- Office space has 8 private offices, break room, and reception
- 72 dedicated car parking spaces
- 22 dedicated trailer parking spaces
- ESFR sprinkler system
- Easy access to I-40/Hwy 65 via Maumelle Blvd

\*information deemed reliable but not guaranteed

**For more information, please contact:**

**Ryan Gibson**  
501 680 6118  
rgibson@sagepartners.com

**Rose Edwards**  
817 965 1225  
redwards@sagepartners.com

**479 845 3000**  
**sagepartners.com**



