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OFFICE/WAREHOUSE FOR SUBLEASE

9022 Landers Rd, North Little Rock, AR



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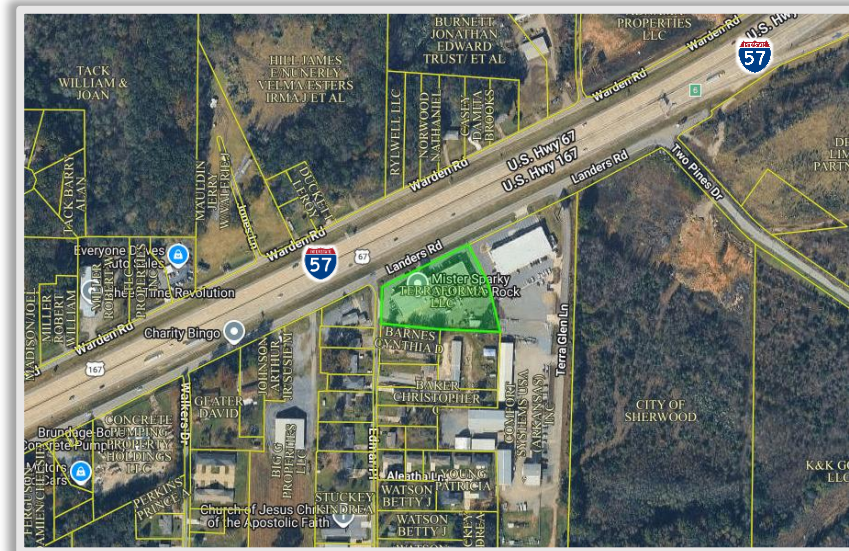
Property Understanding

OVERVIEW

Offering	For Sublease
Lease Rate	\$4,750 per month; plus, utilities and janitorial services
Address	9022 Landers Rd, North Little Rock, AR 72117
Property Type	Office/Warehouse
Available Space	±6,000 SF (4,500 SF of warehouse and 1,500 SF of office space)
Year Built	2005
Frontage	I-57 & Landers Rd – ±338 feet of frontage
Traffic Count	I-57 – 84,000 VPD

PROPERTY HIGHLIGHTS

- o Highly visible office/warehouse sublease opportunity featuring 338' of unobstructed frontage along I-57, providing exceptional exposure to approx. 84,000 vehicles per day.
- o Strategic location less than one mile from the I-57 and I-440 interchange, a major regional transportation corridor with a combined 140,000 vehicles per day.
- o Functional ±6,000 SF layout consisting of ±4,500 SF warehouse space and ±1,500 SF office space, ideal for service, distribution, logistics, contractor, and light industrial users.
- o Warehouse features 19-foot clear heights, three oversized 12' x 13' grade-level doors, and a dedicated restroom, supporting efficient loading, storage, and operational flexibility.
- o Well-appointed office includes a reception area, breakroom, six private offices, and an additional restroom, allowing users to integrate administrative and operational functions.
- o Positioned between Jacksonville and Sherwood with immediate access to Central Arkansas' primary interstate network, providing convenient connectivity to regional markets.
- o Located within a heavily traveled commercial and industrial corridor surrounded by established businesses, including Comfort Systems USA, Clear Creek Golf Car & Utility Vehicles, Greenway Equipment, Bradford Marine & ATV, and more.





North Little Rock, AR



The city of North Little Rock is located directly across the Arkansas River from Little Rock, the state capital of Arkansas. North Little Rock forms part of the Little Rock-North Little Rock-Conway Metropolitan Statistical Area, which is one of the country's [top 10 best places for young professionals to live](#).

Located in the heart of the I-40 & I-440 interchange, North Little Rock serves as a connection point from Dallas, Texas, to Memphis, Tennessee, and beyond. The I-40 & I-440 interchange plays an integral role in industrial distribution, and it has undergone notable advancements in recent years to further connectivity and expansion.

Parallel to the expansion of the interchange, North Little Rock's industrial sector has experienced immense growth as well, with recent and noteworthy developments including the \$16 million Central Commerce Center, a 204,120-square-foot facility that is home to Country Life and Home Depot; the 3.6-million-square-foot Amazon Fulfillment Center (employing over 1,500 individuals); the 1.2-million-square-foot Dollar General Distribution Center; and the equally expansive 1.2-million-square-foot Lowes Distribution Facility.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	14,336	61,329	153,171
Households	5,954	25,027	65,595
Average Age	39.7	39.2	40.1
Average Household Income	\$70,070	\$75,470	\$75,229
Businesses	401	1,773	5,727

**Demographic details based on property location*

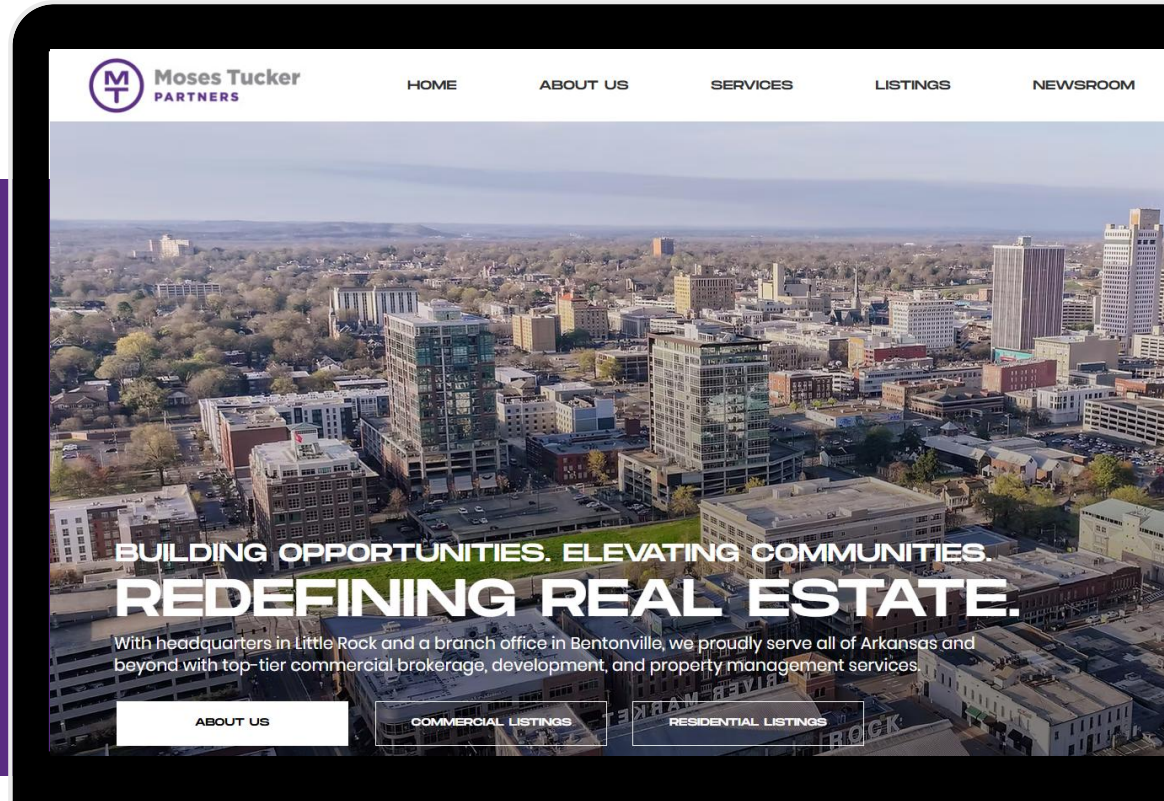
CONNECT

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