

INDUSTRIAL BUILDING FOR LEASE OR SALE

# 2000 E ROOSEVELT RD LITTLE ROCK, AR 72206



FOR MORE INFORMATION, PLEASE CONTACT:

JASON PARKER, SIOR  
+1 501 680 0321  
jparker@sagepartners.com

# PROPERTY OVERVIEW

2000 E ROOSEVELT RD | LITTLE ROCK, AR 72206

<b>BUILDING SIZE</b>	37,314 ± SF
<b>SITE AREA</b>	2.06 ± AC
<b>SALE PRICE</b>	\$2,600,000 (\$69.68/SF)
<b>LEASE RATE</b>	\$4.99/SF NNN
<b>DOCKS</b>	5
<b>DRIVE-INS</b>	1
<b>CLEAR HEIGHT</b>	16'

## PROPERTY HIGHLIGHTS

- New roof installed November 2024
- Space includes 3 offices, showroom, training room, break room, and multiple storage closets
- Located in a heavy industrial area
- Near Clinton National Airport with easy access to I30, I440, and I630
- 12,000 VPD on E Roosevelt Rd



**5,974 TOTAL BUSINESSES**



**140,795 TOTAL EMPLOYEES**



**70,280 TOTAL POPULATION**



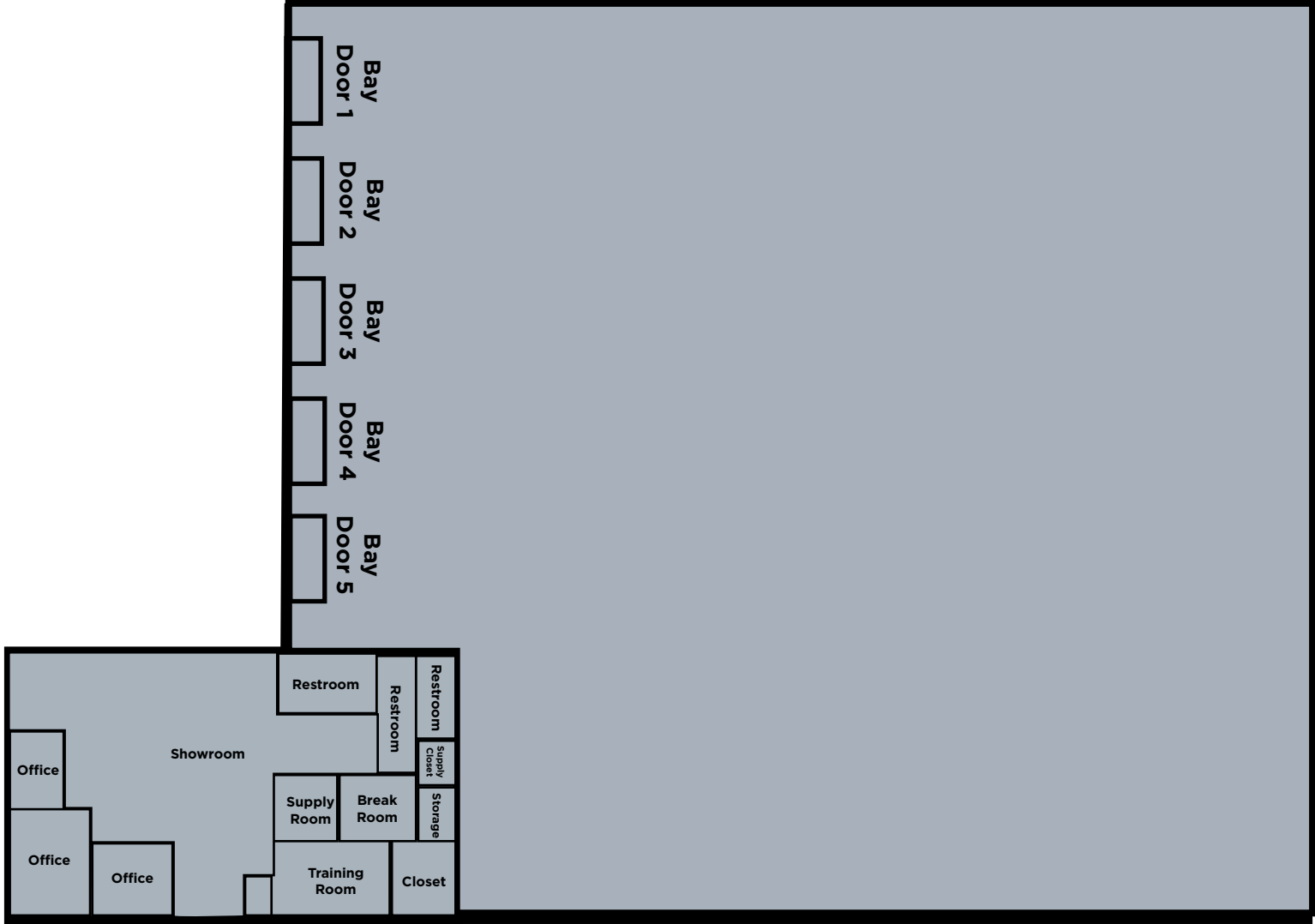
**\$70,582 AVG HH INCOME**

*\*Demographics based on a 5 mile radius. Source: ESRI*

2000 E ROOSEVELT RD | LITTLE ROCK, AR 72206



# BUILDING FLOOR PLAN





# SITE AERIAL



INDUSTRIAL BUILDING FOR LEASE OR SALE

# 2000 E ROOSEVELT RD LITTLE ROCK, AR 72206



FOR MORE INFORMATION, PLEASE CONTACT:



**JASON PARKER, SIOR**  
+1 501 680 0321  
jparker@sagepartners.com