

3700 BRYANT CROSSING DR
BRYANT, AR 72202



For
Sublease

**Class A
Warehouse**

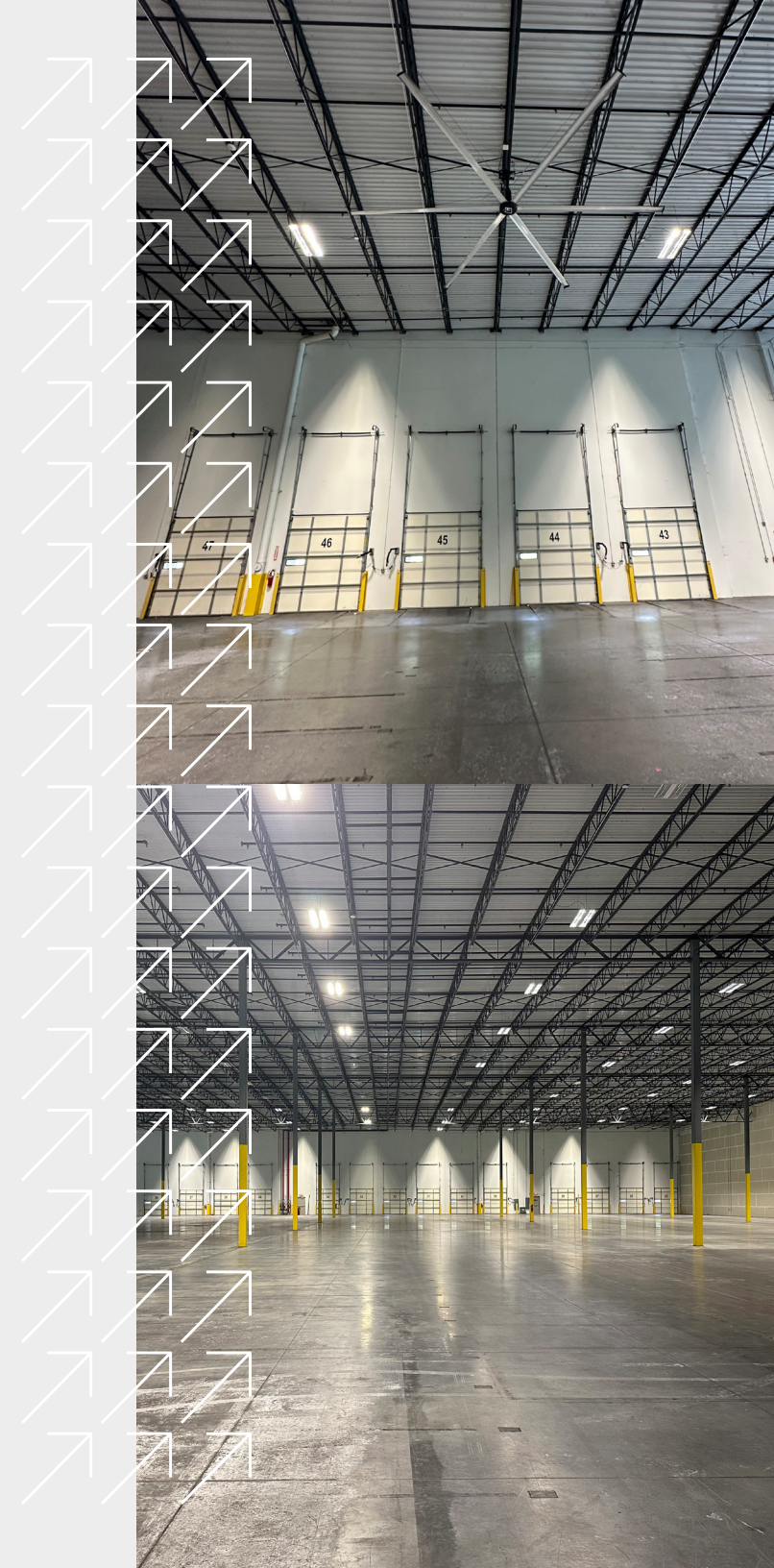
***Up to
112,920± SF
Available***



Building Specifications

3700 Bryant Crossing Dr

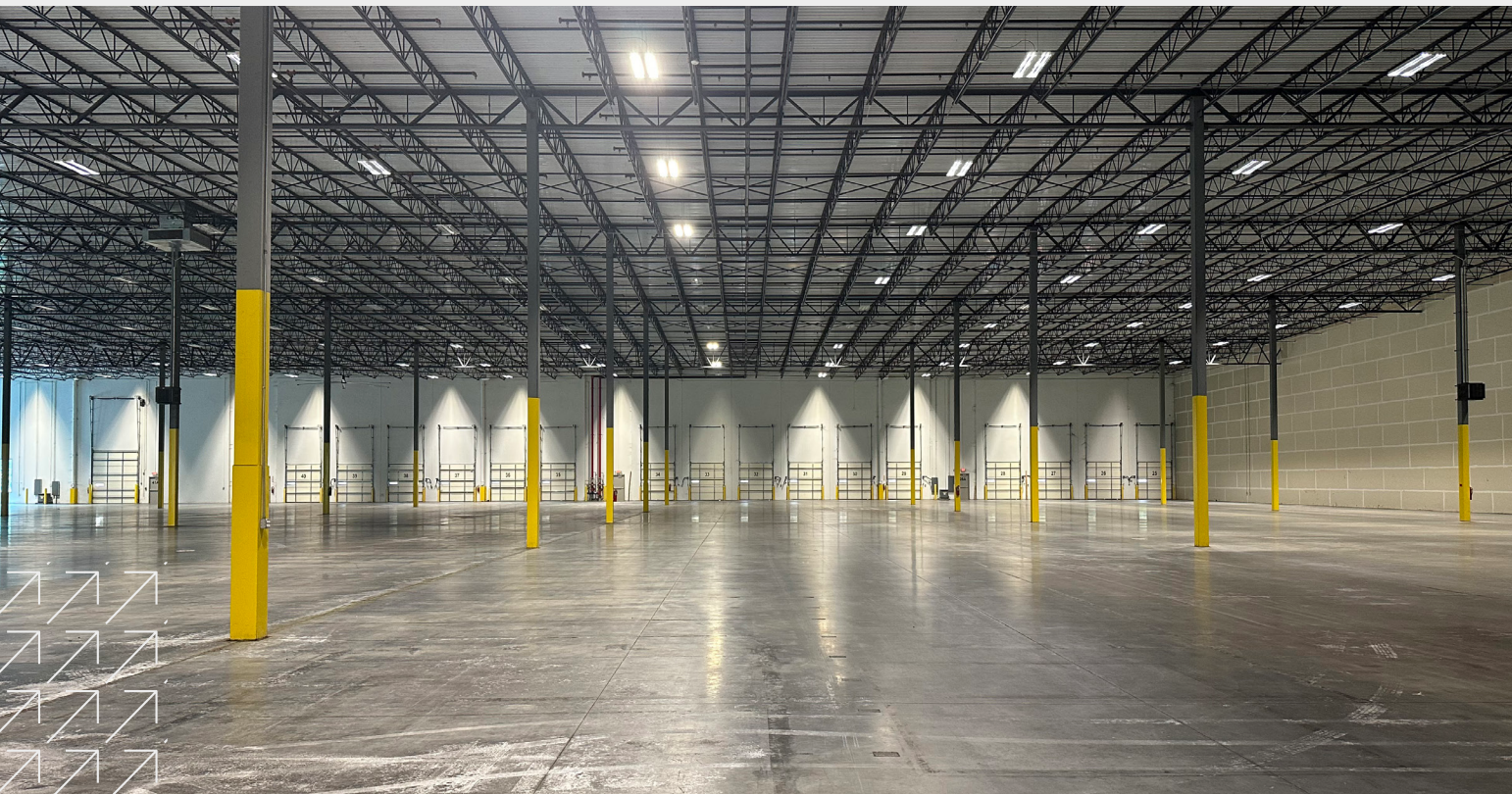
Spec Type	Spec Details
Lease Type	Sublease
Term	12/31/2035; Shorter Term Possible
Available Space	112,920± Contiguous SF; Office Area to be Finished (BTS)
Dock Doors	(28) w/Lights, Seals and Manual Levelers
Drive In Doors	(2) Ramps
Column Spacing	54' x 50' with 60' Speed Bays
Clear Height	34'
Sprinkler	ESFR System
Truck Court	135'
Parking	40 Spaces
Access	I-30 w/Direct Exit
Lease Rate	\$5.95 psf Net
OPEX (NNN)	\$1.31 psf



3700 Bryant Crossing Dr







Aerial Map

3700 Bryant Crossing Dr

Hilltop Rd

Hilldale Rd

Bryant Pkwy

Lori Ln

Natalie Dr

N Shobe Rd

I-30 Frontage Rd

111

30

Locations of Interest

- + T & B Auto Sales
- + Central AR Truck Outfitters
- + SRS Building Products
- + Greenway Equipment
- + Central AR Mahindra
- + Moser Construction

Locations of Interest

- + BR McGinty
- + River Valley Tractor
- + Mid-State Golf Cars
- + UHaul
- + R&N Hydraulics
- + McCauley Services

Locations of Interest

- + Walmart Supercenter
- + Ashley Furniture
- + Windchase Plaza
- + Broadway Crossing
- + Fast Food
- + Automotive

Raymar Fields

Meadowlake Dr

Longmeadow Dr

Johnswood Rd

Lora Dr

E 1st St

E 2nd St

Vine St

E 4th St

111

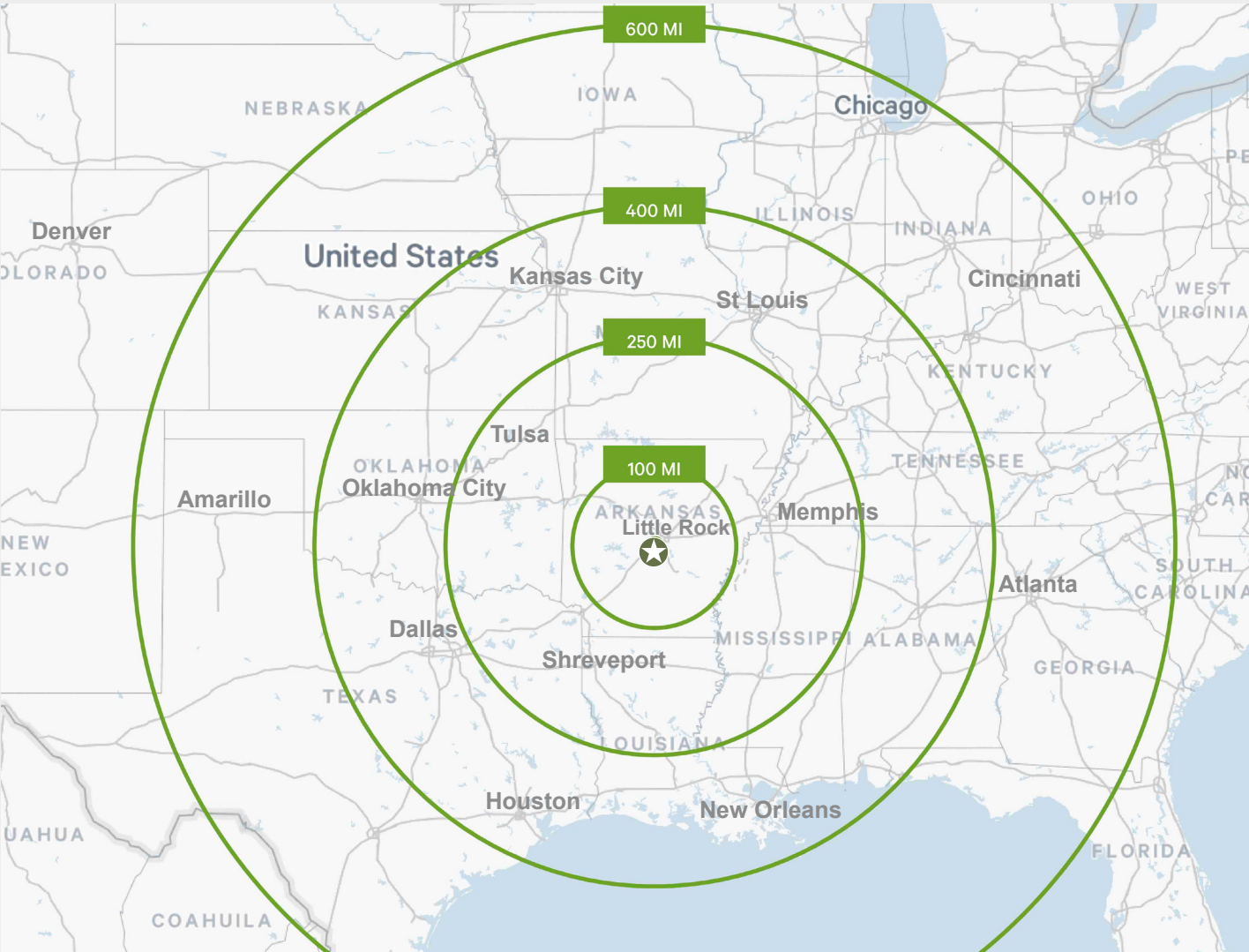
S Alexander Rd

Idle Hill Dr

nt Dr

USA Map

3700 Bryant Crossing Dr



Centrally
Located

Within a
Day's Drive

City	Drive Time
Little Rock	:20
Memphis	2:11
Dallas	4:20
Oklahoma City	4:53
St Louis	5:34
Kansas City	6:09
Houston	6:25
New Orleans	6:54
Atlanta	7:52
Chicago	9:40



Class A Warehouse Space

Up to 112,392± SF Available for Sublease



William Callahan, SIOR

SVP | Principal Broker

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