



COMMERCIAL & INVESTMENT DIVISION

# For Lease

## Office/Warehouse

### LITTLE ROCK'S NEWEST WAREHOUSE COMPLEX



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## Shackleford Warehouse | 5320 S. Shackleford Road | Little Rock

### OFFERING SUMMARY

**Building Size:** 51,200 sq. ft. +/-  
2 bldgs @ 25,600 ea.

**Available SF** 3,200 SF to 51,200 SF

**Lease Rate:** \$7.00 psf + CAM  
Tenant Pays Utilities

### PROPERTY HIGHLIGHTS

- Brand new office/warehouse complex under construction on S. Shackleford Road with easy access to Colonel Glenn (Hwy. 300), Hwy. 5 & I-430.
- Minimum bay size of 3,200 sq. ft. +/-
- Each bay includes a 14' x 14' grade level insulated overhead door
- Clear height: 22'8" at front of warehouse  
18' at back of warehouse
- Tenant improvements negotiable

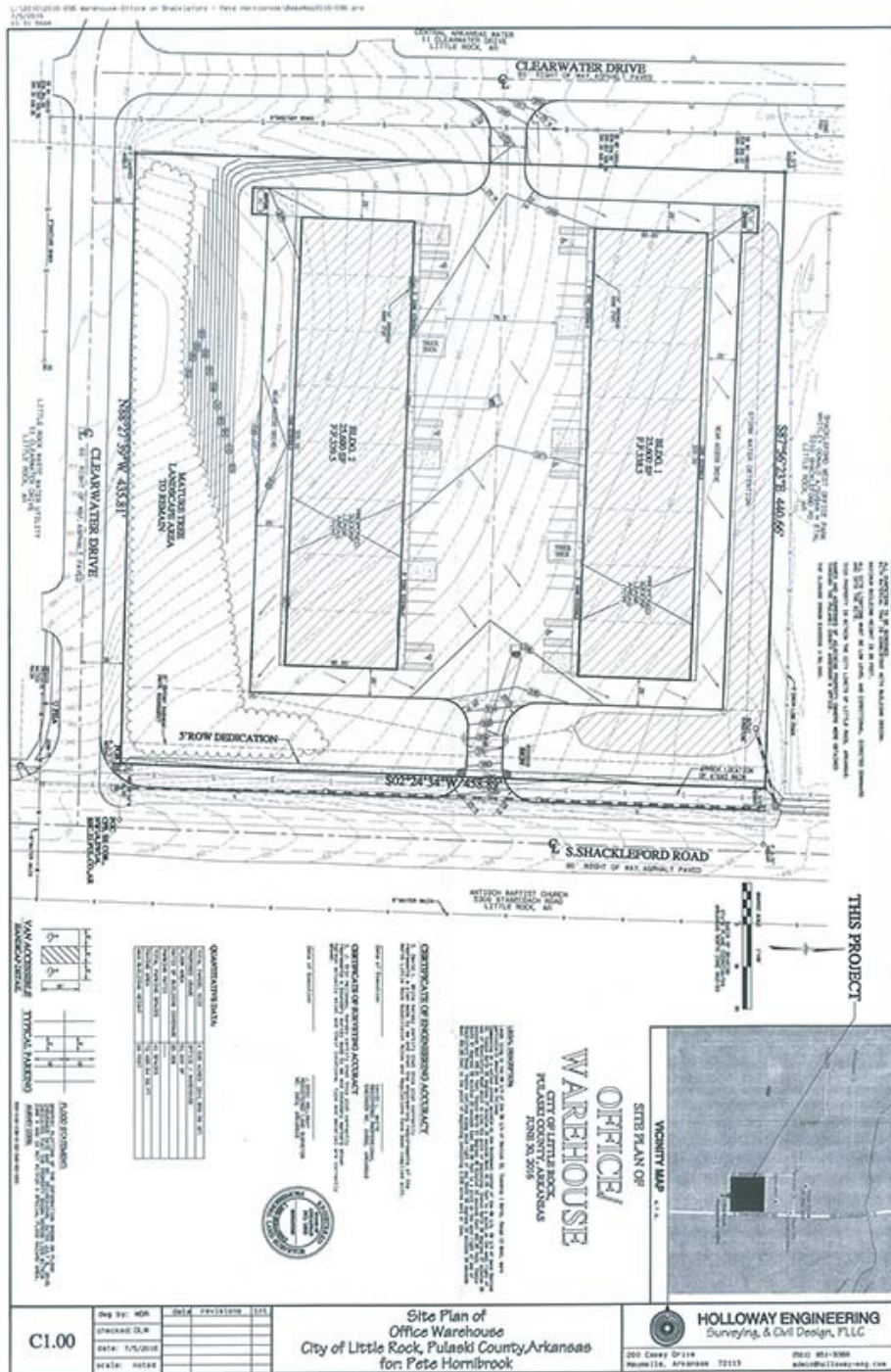
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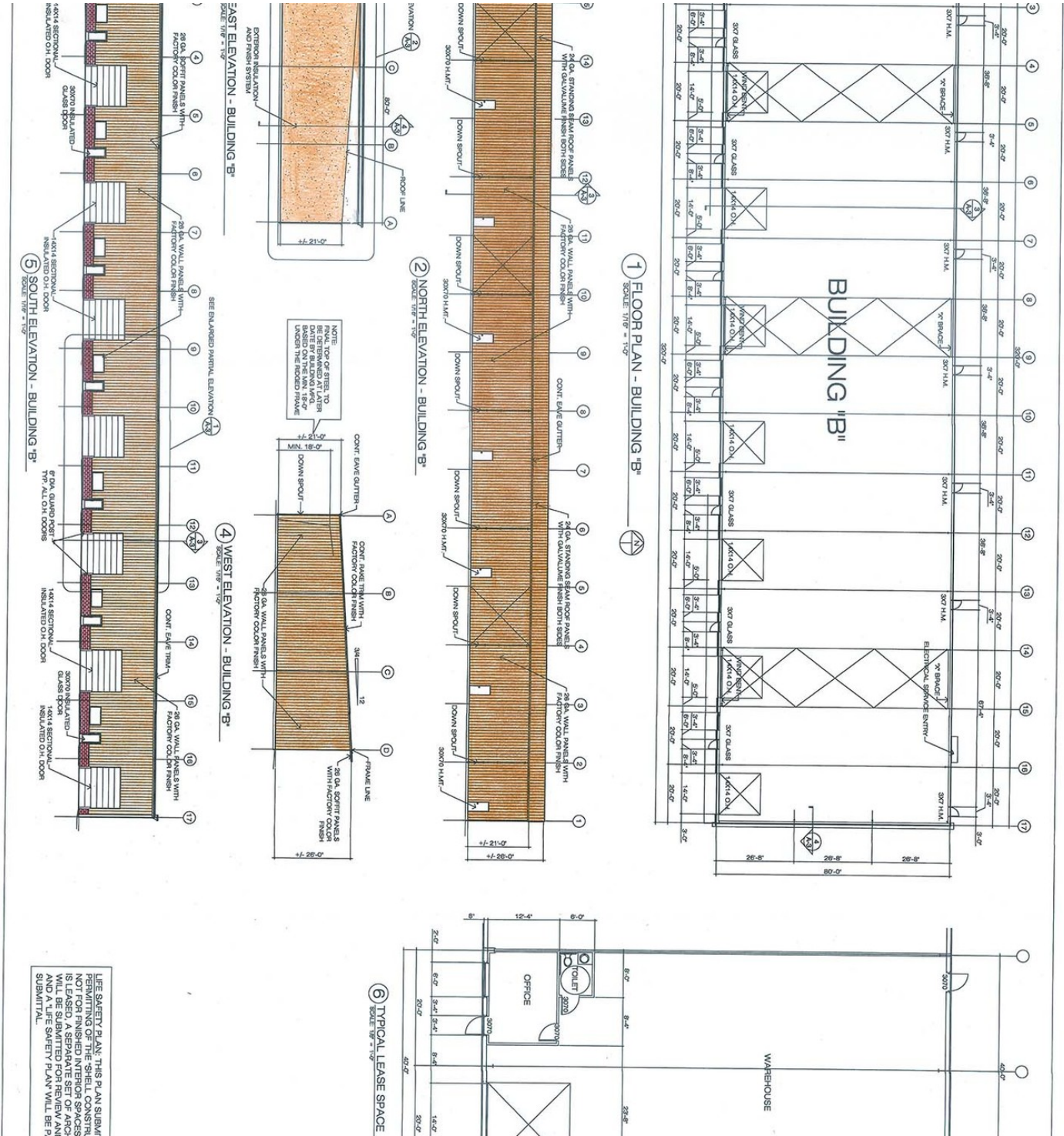
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