



Fantastic Opportunity in
Little Rock, Arkansas



**Excellent 554,416 sq. ft., single-story industrial facility
on 27.53 acres in Little Rock, Arkansas**



CONSTRUCTION

5" reinforced concrete floor; precast concrete tilt panel walls; structural Steel H columns spaced 36' x 40'; ceiling heights up to 29'9"; built-up metal deck roof with membrane surface

LIGHTING

Combination of T-8 florescent lighting and high pressure sodium

UTILITIES

Power supplied by Entergy; water supplied by the Central Arkansas Water; sewer supplied by Little Rock Waste Water Utility; gas supplied by Centerpoint Gas

HEATING

Supplied via ceiling suspended gas fired space heaters

SPRINKLER

100% sprinklered via wet system

TELECOMMUNICATIONS

Fiber Optics supplied by AT&T and Comcast

EMERGENCY BACKUP

One Cummins diesel generator

RAIL

BNSF and Union Pacific serve the Port of Little Rock Industrial Park; the facility has four entrances for rail spurs (two on the east side and two on the west side)

TRUCK LOADING

40 - 10' x 10' dock-high doors with levelers and seals; 1 - 10' x 14' ramp-level entrance on northeast corner; truck court depth approximately 145' on the north side and 120' on the south side

OFFICE

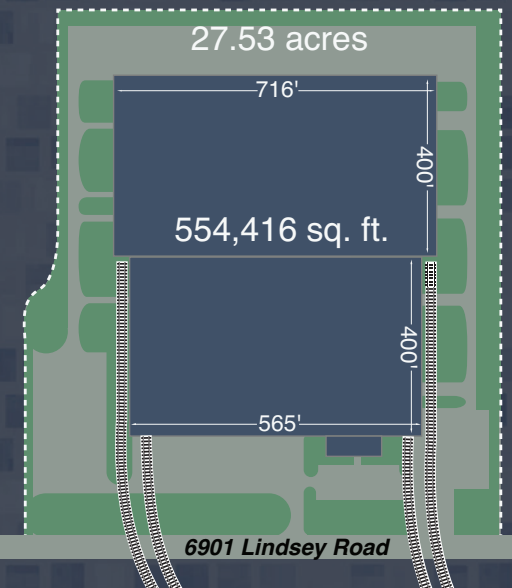
Approximately 5,616 sq. ft. of one-story, fully air-conditioned office space featuring conference rooms, private offices and breakroom

PARKING

Paved and lighted parking for up approximately 200 cars

LOCATION

Ideally located in the Port of Little Rock Industrial Park along I-440 just south of Hillary and Bill Clinton Little Rock National Airport; minutes from I-40 and I-30; approximately 1/4 mile from the Arkansas River (depth of 9'); Foreign Trade Zone #14



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