

FOR LEASE

# Industrial Building

11223 OTTER CREEK EAST BLVD, MABELVALE, ARKANSAS 72103



## Offering

Lease Rate: \$9.00/SF/yr, NNN  
Total Building Size: 12,056 SF  
Land Area: Approximately 2 Acres

## Information & Amenities

- › Zoned: "I-2" Light Industrial
- › 3 - Drive-in Doors
- › Ample Parking
- › Constructed in 2007
- › Rare opportunity in the Otter Creek Business Park
- › Ideal for light industrial or flex user
- › Located nearby new Bass Pro development

TRANSPORTATION OUTLET	DISTANCE FROM PROPERTY
Primary Interstate (I-30)	.02 Miles
Primary Highway (AR-5)	.07 Miles
Primary Airport (Clinton National)	12 Miles
Primary Railroad (Union Pacific)	.07 Miles
Primary Port (LR Port Authority)	14.1 Miles

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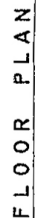
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SCALE:  $1/8" = 1'-0"$



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