

8423 Frazier Pike, Little Rock, AR

Newly Renovated Industrial Property in the Little Rock Port

- ◆ Renovated in 2017
- ◆ **For Lease: \$2.75/ SF NNN**
- ◆ At the SE corner of Fourche Dam Pike & Frazier Pike
- ◆ 52,374± SF. Clear height of 19-21' under sidewalls; clear height of 20'9" - 23' under center of building. Column spacing approx. 25' x 38'. 100% wet sprinklered. High capacity 3-Phase electrical service. 3 dock-high doors; loading dock with 3 roll-up doors
- ◆ Total land area of 6.07 acres
- ◆ **Tenant's use of surplus 2.5 ± acres up for negotiation**
- ◆ Zoned I-3
- ◆ Tilt-wall construction
- ◆ Great visibility; 2 drive-in entrances



For more information contact:

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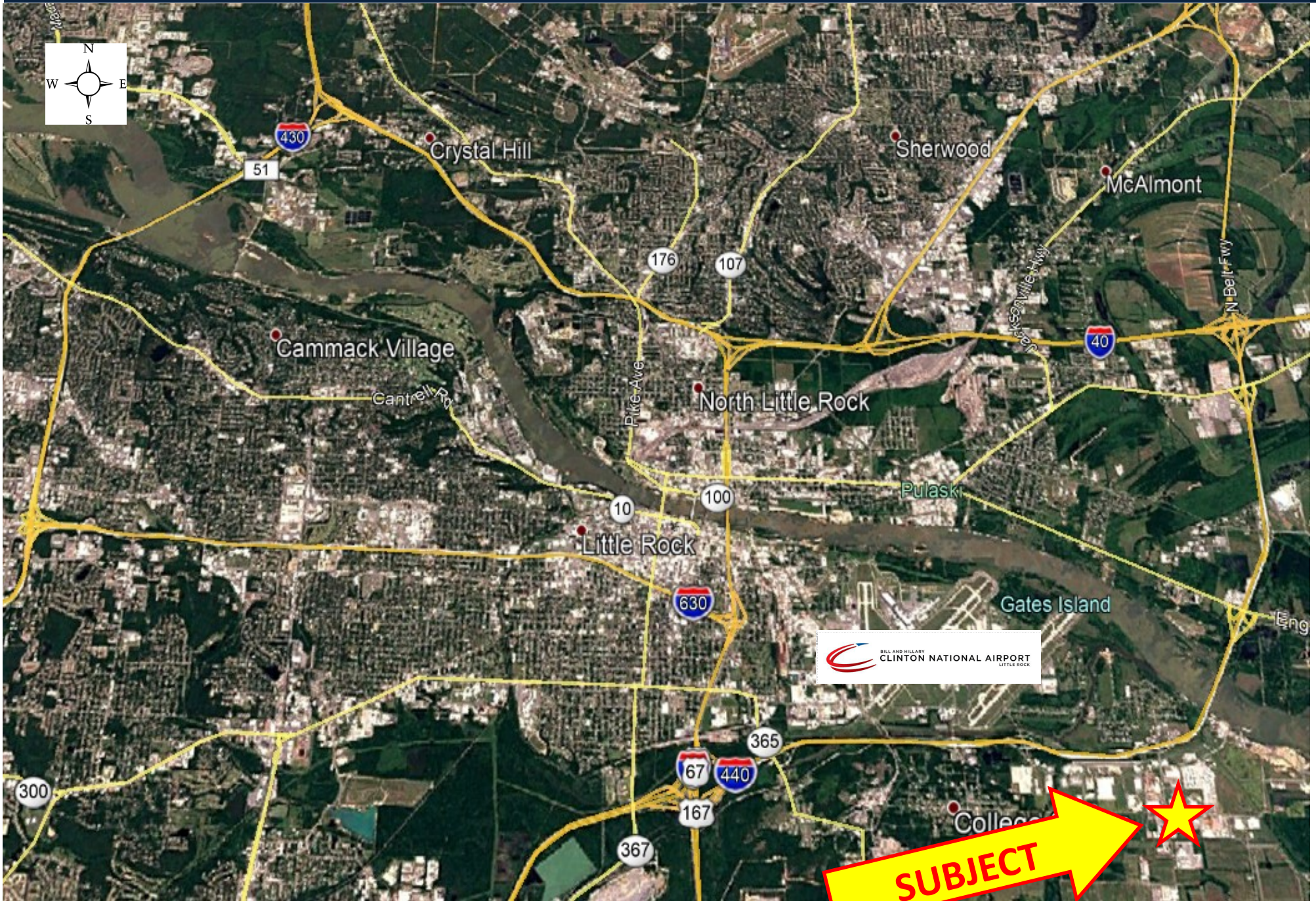
**Back side of the building (view from east to west)**



**Surplus 2.5± acres**



# Located with easy access to the Central Arkansas interstate system



**SUBJECT**

# Floor Plan

