



****Price Reduction****

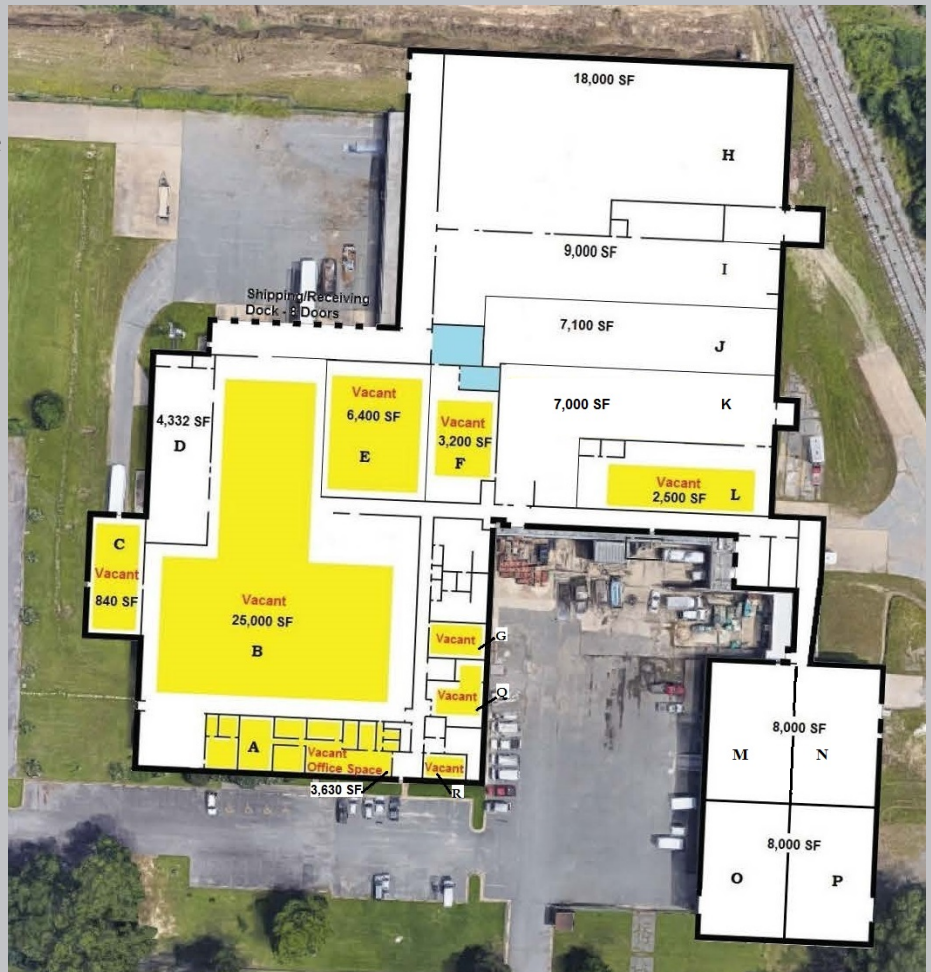
**Warehouse Space
For Sale or Lease**

125,000+/- SF Warehouse Building:

**3,630SF Office Space &
840-45,000SF Warehouse Space
Available to Lease**

Suites can be combined or subdivided

- * Office space can be opened up to create a showroom
- * Has 8 available dock high doors and 3 available roll up doors
- * Approx. 5 acres of outside, fenced storage space available



Sales Rate:

***\$950,000* (\$7.60/SF)**

Lease Rate:

As Low as \$1.50/SF MG

Multiple long term tenants, all currently in short term leases.

FOR MORE INFORMATION, CONTACT:

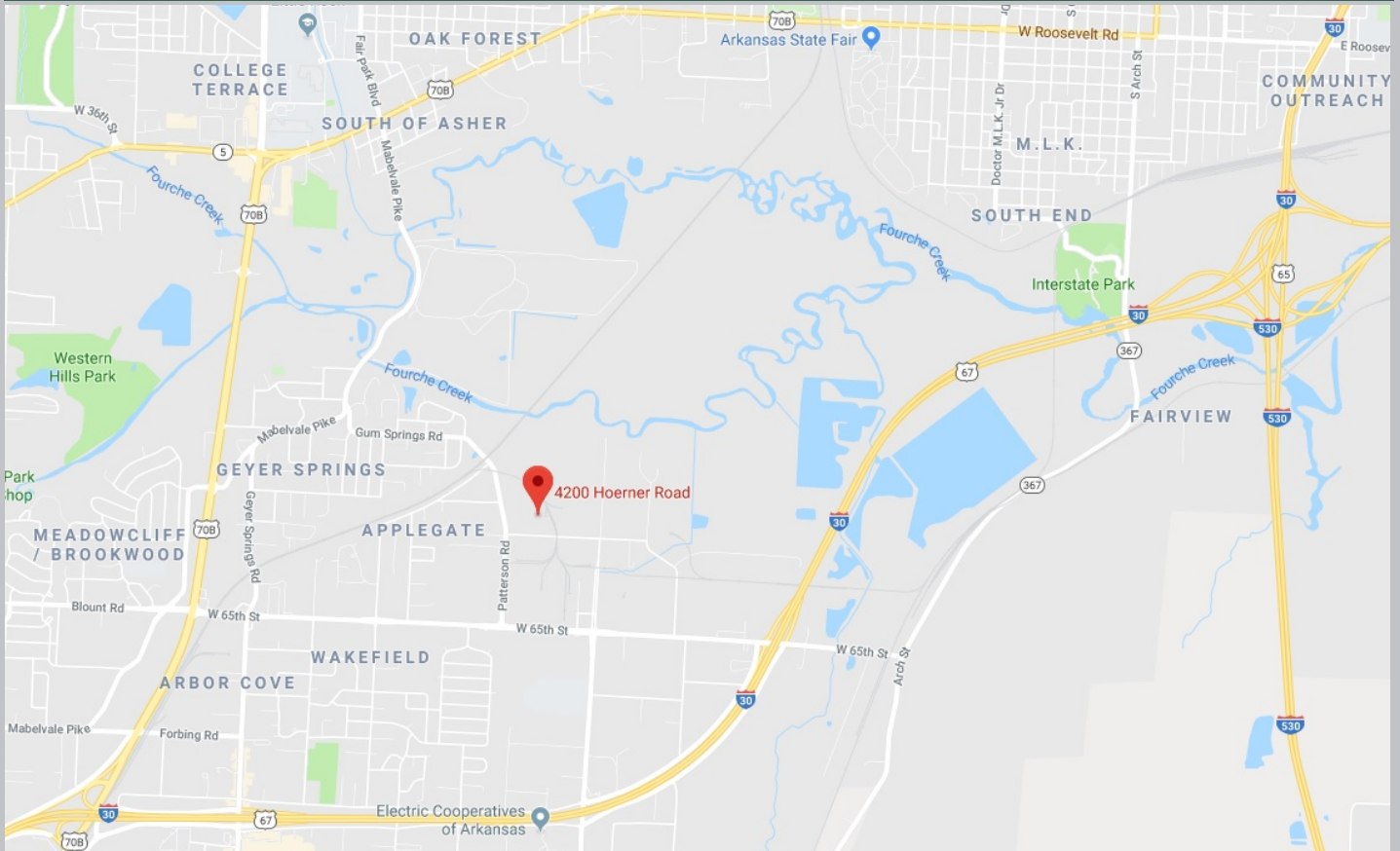
Lauren Frederick

lfrederick@hosto.com

Ph: 501.374.2303

haybarrealestate.com

4200 Hoerner Rd • Little Rock, Arkansas



From I-30 West, take the 65th St. exit and head West. Turn right onto Patterson, and property is on the corner of Patterson and Hoerner.



All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of this material is prohibited without consent of Haybar Real Estate.

AGENCY/OWNERSHIP DISCLOSURE

Haybar Real Estate is the agent for the owner of the property described herein and has an ownership interest.



701 W. 7th Street • PO Box 3395 • Little Rock, AR 72203 • (501) 374-2303 (O) • (501) 372-3850 (F)