

Property Highlights

- The package consists of 126,612 SF total of warehouse and 8.3± acres.
- Price for All: **\$3,150,000**
- Buildings can be sold separately.
- Employee break rooms, restrooms and offices.
- 14 dock-high doors and 5 drive-in doors combined.
- Zoned I-2.
- Surrounded by several established businesses.
- Individual sites offered as follows:
 - 3100 S Elm Street @ **\$2,275,000**
 - 3201 S Elm @ **\$1,010,000**
 - 3007/3009 S Elm @ **\$838,560**



Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	8,354	57,681	132,207
Daytime Population	8,458	132,098	233,406

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INDIVIDUAL SITES AVAILABLE

LITTLE ROCK, AR 72204

1 3100 S. ELM ST.

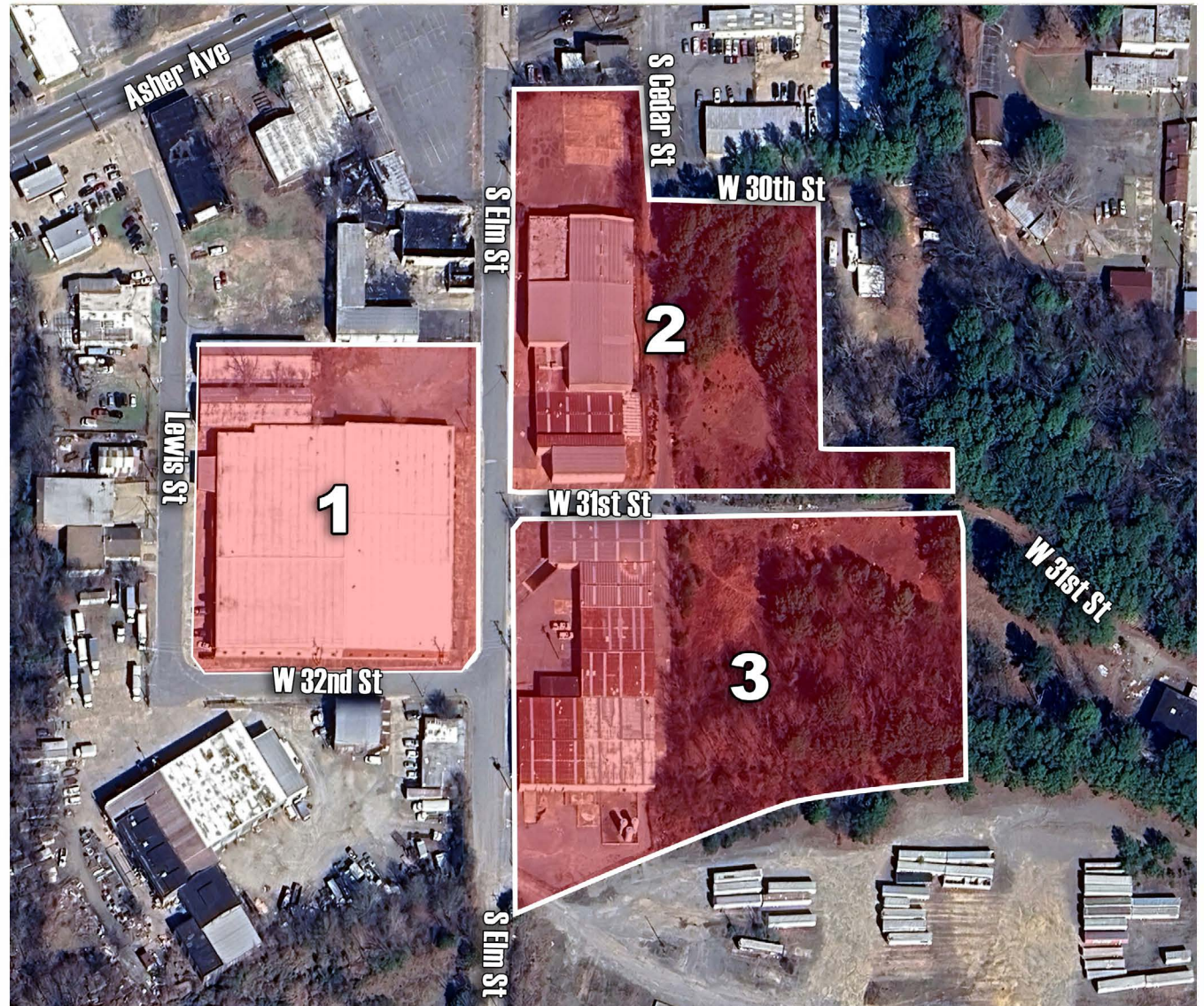
- 65,000 SF
- 2.47 Total Acres
- Zoning: I-2
- Ideal for industrial, warehouse, or office use

2 3007/3009 S. ELM ST.

- 27,952 SF
- 2.72 Total Acres
- Zoning: I-2
- Ideal for industrial, warehouse, or office use

3 3201 S. ELM ST.

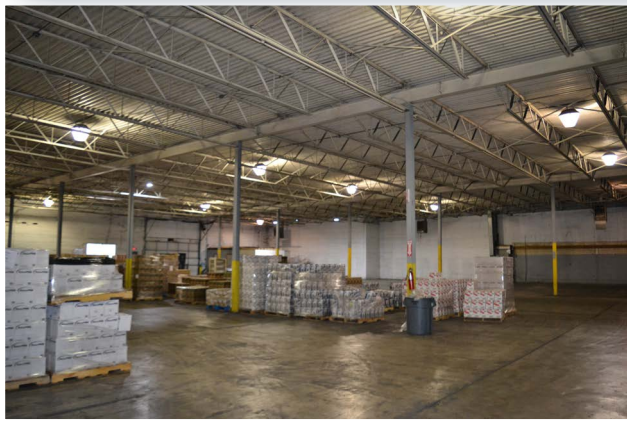
- 33,660 SF
- 3.11 Total Acres
- Zoning: I-2
- Ideal for industrial, warehouse, or office use



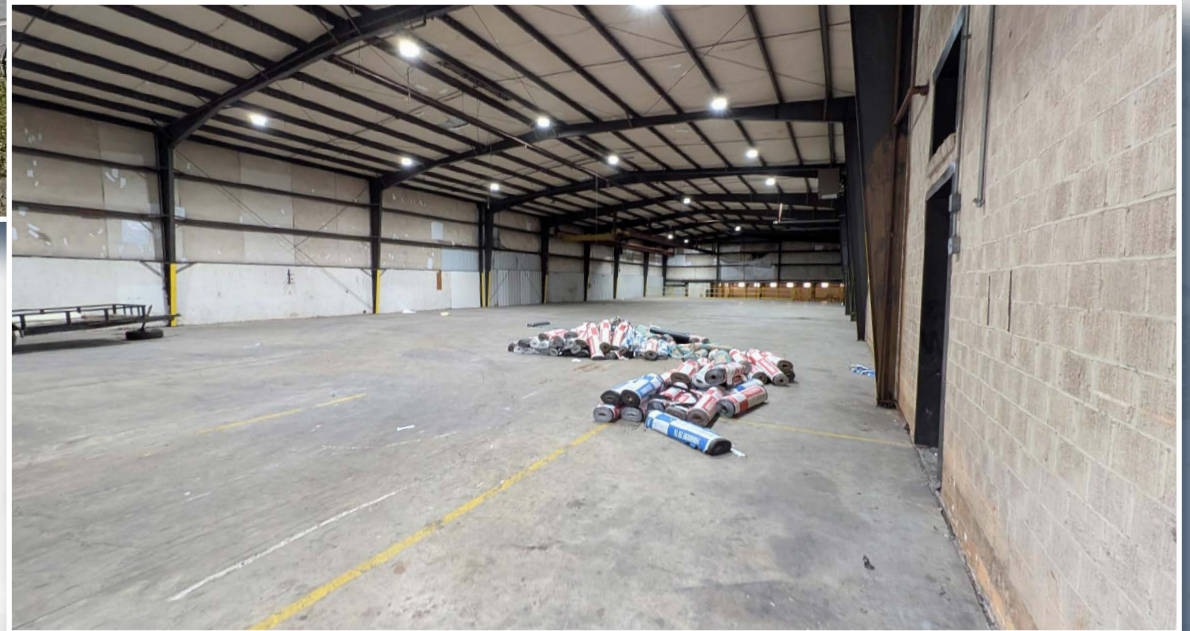
FLEXIBLE SITE OPTIONS IN A PRIME INDUSTRIAL CORRIDOR

EASY ACCESS TO I-30, DOWNTOWN LITTLE ROCK & MAJOR TRANSPORTATION ROUTES

PROPERTY PHOTOS BUILDING 1



PROPERTY PHOTOS BUILDING 2



PROPERTY PHOTOS BUILDING 3



