

Downtown Little Rock MIXED USE Opportunity

1110 W 7th Street, Little Rock, AR 72201



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BUILDING SPECIFICATIONS

<u>Building Size</u>	48,000 +/- SF
<u>Office</u>	15,000 +/- SF
<u>Warehouse</u>	30,000 +/- SF
<u>Kitchen</u>	3,000 +/- SF
<u>Lot Size</u>	1.89 +/- acres
<u>Year Built</u>	1980
<u>Zoning</u>	Urban Use

THE PROPERTY

The subject property represents a unique leasing opportunity for a user looking for warehouse space, office, or commercial kitchen located downtown Little Rock. The property is situated on approximately 1.89 acres and consists of about 48,000 square feet. The building is located on 7th Street, between Ringo Street and Cross Street, allowing for immediate access to I-630 and I-30.

The building was constructed in 1980 and is two-level, consisting of flexible office spaces, warehouse square footage, and a commercial grade kitchen, as well as a circulation desk and large common areas.



Warehouse, office, and commercial kitchen leasing opportunity in downtown Little Rock

Access to 100+ parking spaces
Five dock doors with fenced loading area & parking

Close access to I-30, I-630, River Market, & Airport

Loading docks for first-floor and second-floor warehouse spaces on Cross & Ringo

AVAILABLE SPACES – LIGHT INDUSTRIAL

WAREHOUSE SPECIFICATIONS

Available Space **30,000 +/- SF**

First Floor **15,000 SF @ \$4.50/SF + CAM**

Second Floor **15,000 SF @ \$4.50/SF + CAM**

Access Points **Fenced dock area**

First Floor **4- 10' dock high roll-up doors**

Second Floor **2- 7.5' roll-up doors**

Column Spacing **23' x 23'**

Clear Height

First Floor **9' 8"**

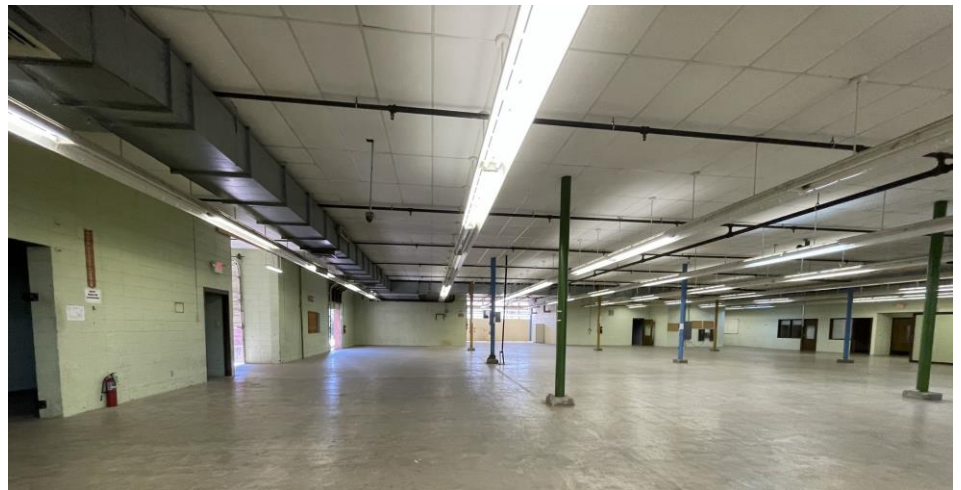
Second Floor **10' 8"**

Power Supply **Amps: 240 – 460**

Sprinkler System **Wet**

THE SPACE:

Approximately 30,000 SF of warehouse available split on two levels. Each floor is about 15,000 SF and consist of wide-open space. First floor lights can be raised, allowing another 2' (approximate) of ceiling height. Space is well insulated, keeping the temperature moderate year-round. There is a freight elevator located directly beside the dock area on the first floor. Second level has a drive-in door and easy access to freight elevator.



AVAILABLE SPACES - OFFICE

OFFICE SPECIFICATIONS

Available Space **15,000 +/- SF**

First Floor **5,000 SF @ \$12.00/SF + CAM**

Second Floor **10,000 SF @ \$12.00/SF + CAM**

Office Area

First Floor **Full build-out**

Second Floor **Full build-out, shell space**

Amenities

Ample parking

Easy access to Little Rock's major arteries

Negotiable leasing

Flexible lease terms

First floor open reception area

Common spaces available

THE SPACE

Approximately 15,000 SF of office space divided into two floors. The first-floor office area is approximately 5,000 SF and has private entrance off 7th St. The second level of office area is about 10,000 SF and is accessible via passenger elevator or stairs. Owner is willing to offer a Tenant Improvement allowance for a long-term lease. Each level contains a mix of private offices, meeting areas, and conference rooms.



AVAILABLE SPACES – COMMERCIAL KITCHEN

KITCHEN SPECIFICATIONS

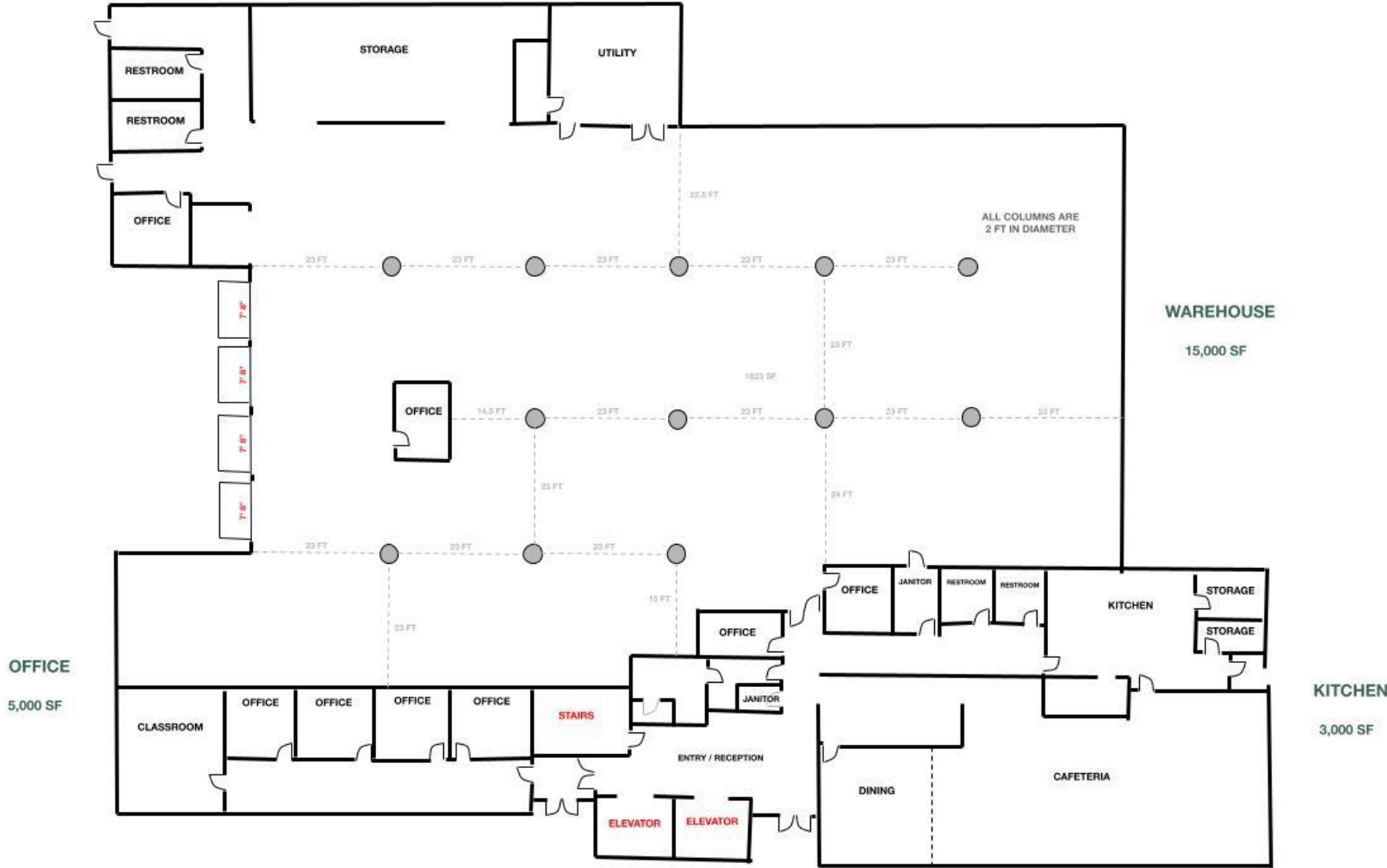
Available Space 3,000 +/- SF @ \$8.00/SF + CAM

THE SPACE

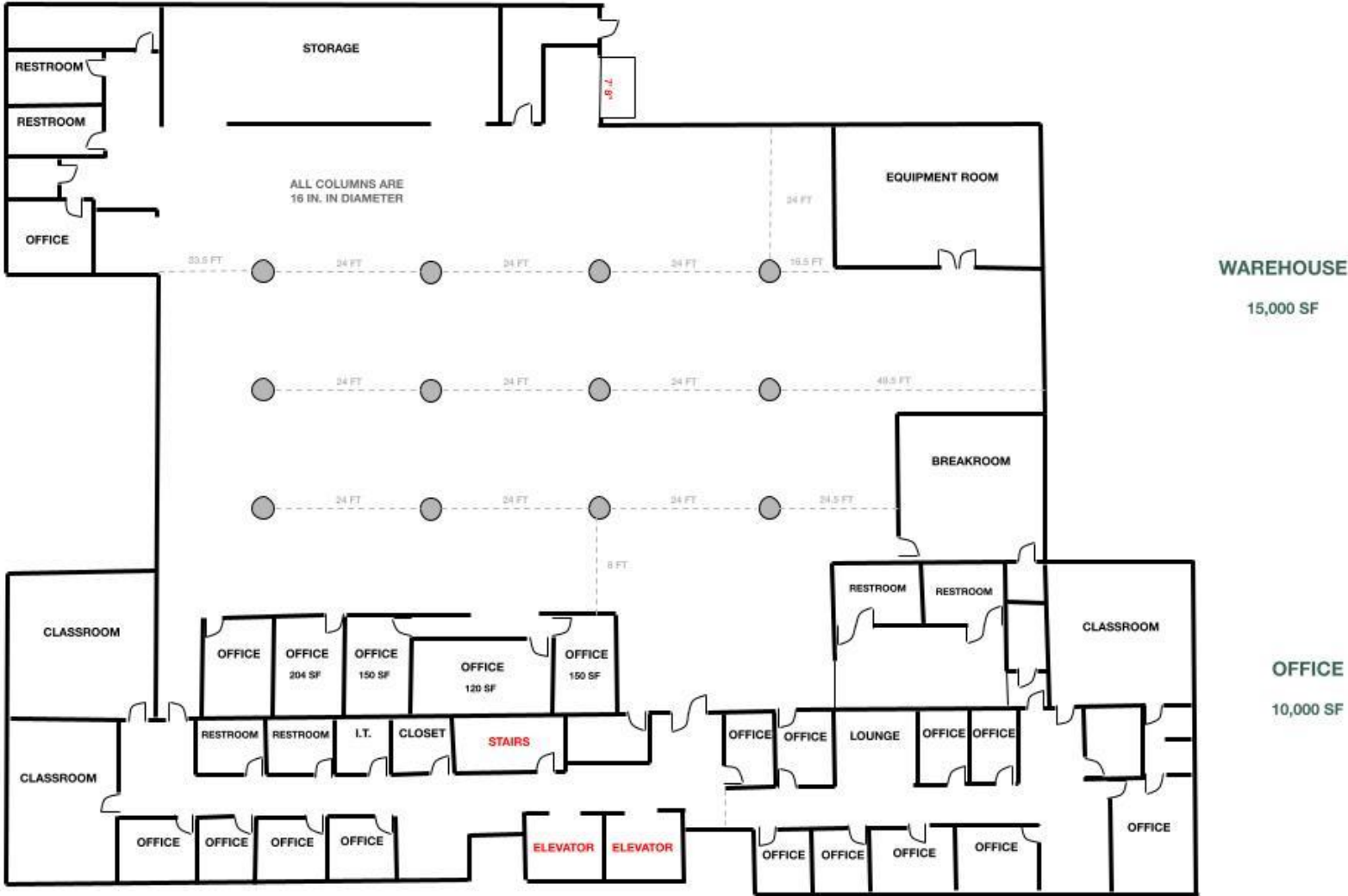
Formerly a cafeteria, the commercial kitchen is approximately 3,000 SF. Kitchen is equipped with 14' vent hood, large 3 compartment sink, dishwashing area, and wide open "prep" space. Perfect for a catering company needing more room! Kitchen area also has its own exterior door leading to the most eastern parking lot.



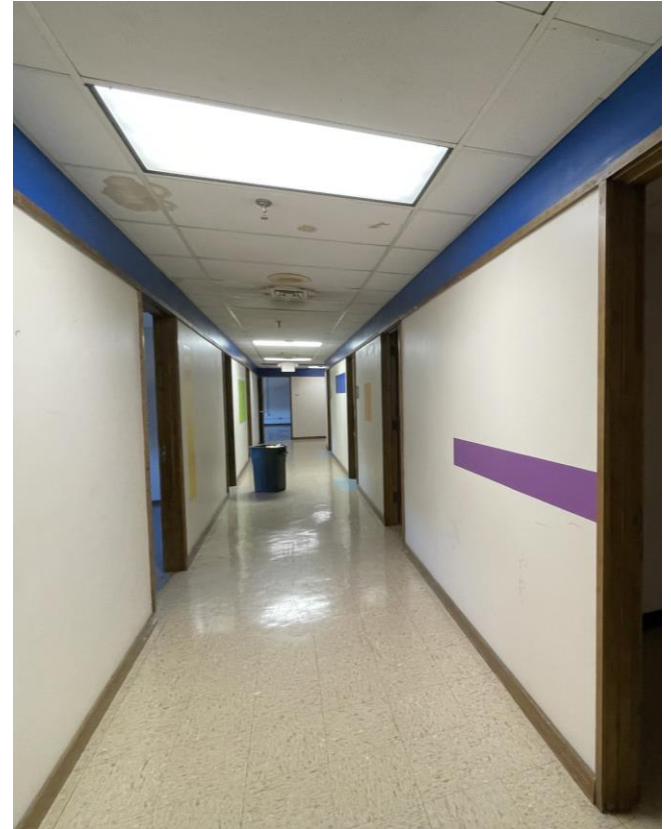
1110 W 7th Street, Little Rock, AR 72201
First Story Layout
23,000 +/- TOTAL SQFT

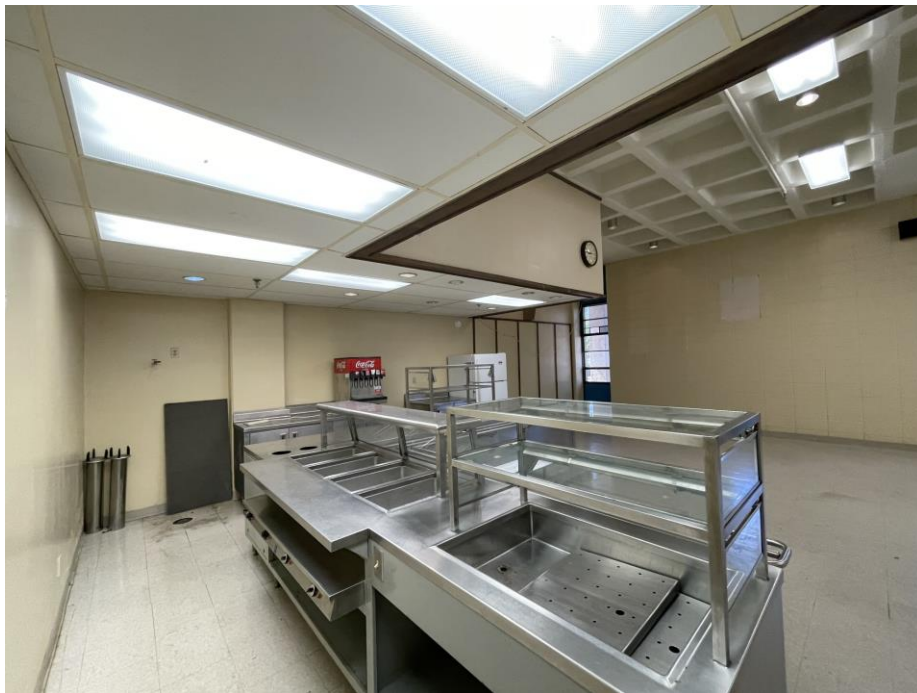


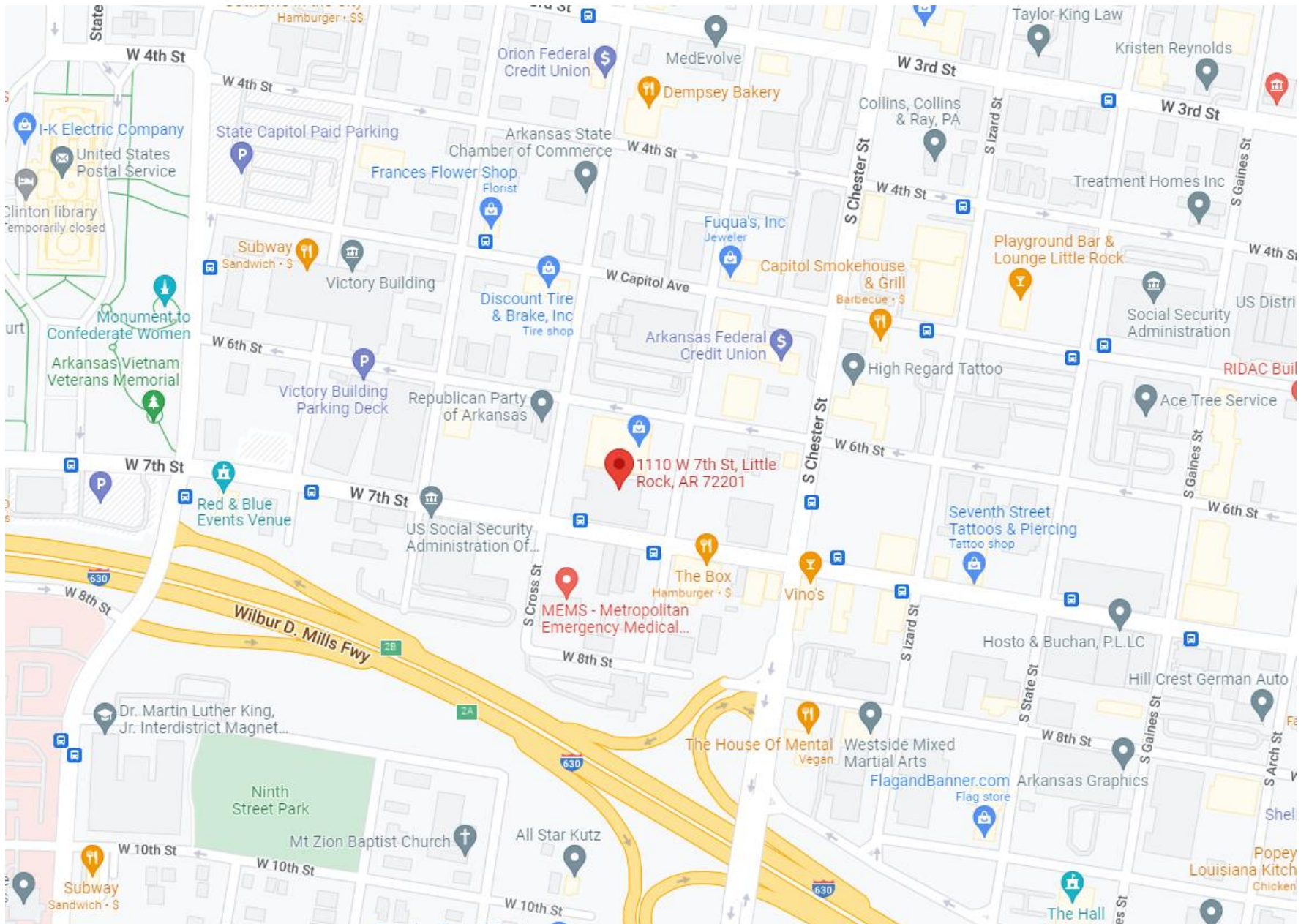
1110 W 7th Street, Little Rock, AR 72201
Second Story Layout
25,000 +/- TOTAL SQFT











Leasing Opportunity | 1110 W 7th Street | Little Rock, Arkansas

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