



LEASE RATE:

\$5.75/SF, NNN

OFFERING PRICE:

\$650,000

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FOR SALE/LEASE

4501 61st Street

Little Rock, AR

**For Sale/Lease: Newly Renovated Flex
Office/Warehouse with Fenced Yard**

Features

- Total building size: 9,254 SF
 - 8,165 SF warehouse
 - 1,089 SF office
- **Reduced lease rate: \$5.75/SF, NNN**
- **Reduced price: \$650,000**
- Brand new office with four private offices, lobby, breakroom, and 2 restrooms
- Two drive-in doors
- 0.31 acres of fully fenced yard
- Zoned: I-2
- Approximately two miles to access to I-30

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Neighborhood Map



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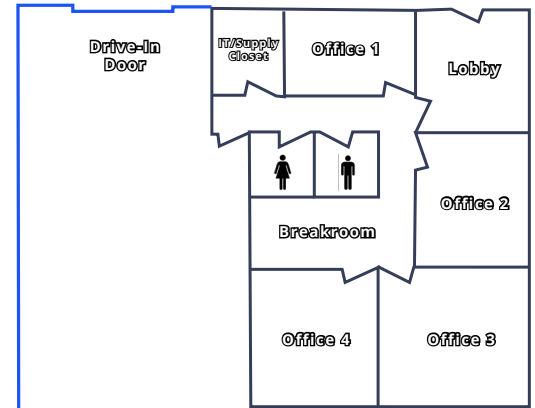
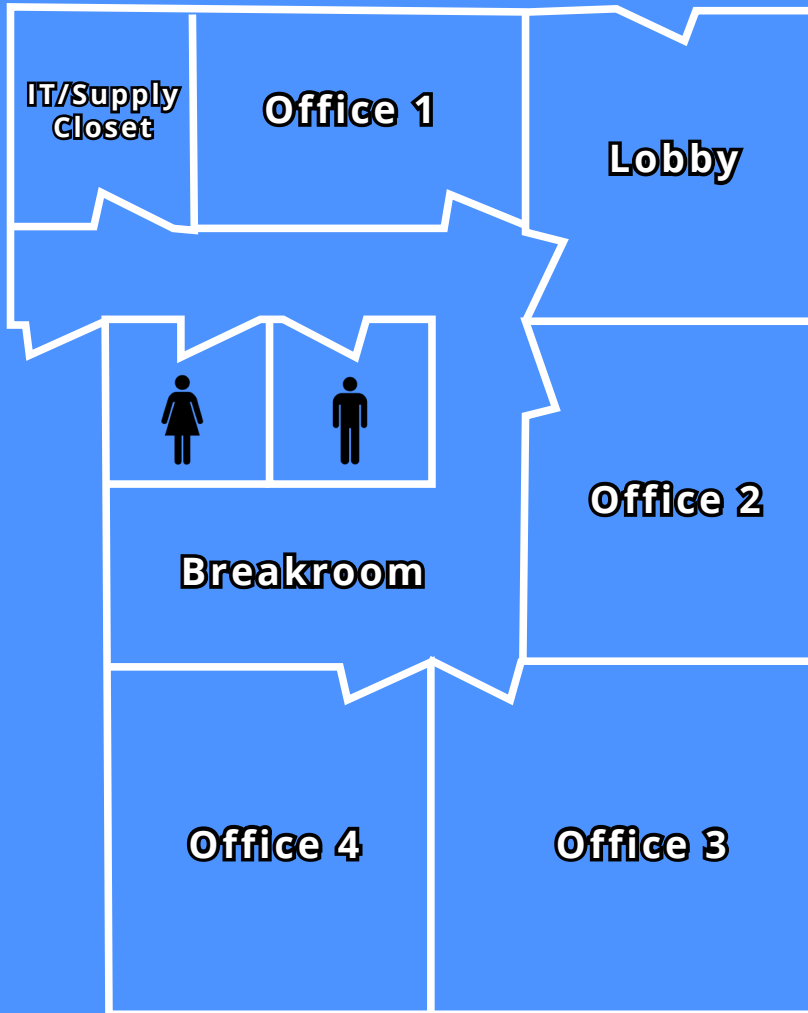
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Property Photos



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Floor Plan



Drive-In
Door

**Warehouse
8,165 SF**

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Property Aerial



Fully
Fenced
Yard

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