

Industrial Shipping Space at Watkins Building

FOR LEASE

Lease rate:

$5.50

PSF NNN

11601 Otter Creek Road, Little Rock, AR 72103

Features

- **Suite 11601: 111,628 SF**
  - 15 dock doors and one drive-in ramp
  - 100% climate controlled
  - Two story office with 15,000 SF floors totaling 30,000 SF
- **Suite 11605: 9,787 SF**
  - Two (2) loading docks
  - One (1) grade-level drive-in door
  - Separate office space
- **Suites may be combined for 121,415 SF**
- Lease rate: $5.50/SF, NNN
- 20’ clear height
- Built-in storage
- Quick access to I-30 and I-430

Alex Mehrabi
+1 901 371 1021
alex.mehrabi@ar.colliers.com

Andrew Wiechern
+1 501 850 0705
andrew.wiechern@ar.colliers.com

Drew Holbert, CCIM, SIOR
+1 501 850 0756
drew.holbert@ar.colliers.com





Alex Mehrabi
+1 901 371 1021
alex.mehrabi@ar.colliers.com

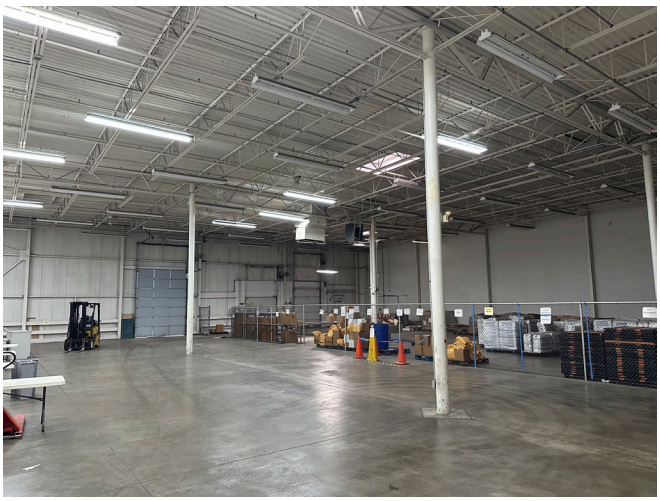
Andrew Wiechern
+1 501 850 0705
andrew.wiechern@ar.colliers.com

Drew Holbert, CCIM, SIOR
+1 501 850 0756
drew.holbert@ar.colliers.com

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Suite 11601 **Photos**











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