

Interstate 30 Distribution Center

For Lease

7400 Scott Hamilton Drive, Little Rock, AR

CONTACT US

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Colliers

Accelerating success.

Property features

Warehouse for Lease

- Lot size: 23.11 acres
- Total building size: 217,750 SF
- Warehouse/distribution: 203,750 SF
- Office space: 14,000 SF (two story)
- Lease rate: \$5.50/SF, NNN
- Fire sprinkler system is ESFR (early suppression, fast response)
- Fire protection system (foam) at area roughly between col. lines 1-13 and kk.5-HH.5 (63,200 SF)
- Property completely fenced for security with guard station in parking lot
- Main power is 480/270 with 5000-amp and a 1200-amp panel with a generator backup



**2 Overhead
Doors with
Drive-in Ramps**



**27'
Warehouse
Clear Height**



**24 Docks
with Levelers**



**Dedicated
Office Space**



**Fully Fenced
Property**



**Direct
Interstate 30
Access**



**Port of Little
Rock 10 Min.
Drive**



**Little Rock Airport
10 Min. Drive**

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Property aerial



Property photos



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