

**FOR LEASE**

3770 Malvern Avenue

Hot Springs, AR

For Lease: Industrial/Warehouse Space

Features

- Available space: +/- 84,200 SF
 - Includes 21,000 SF of office space
- Lease rate: \$4.50/SF, NNN
- Easy access on traffic light corner
- Eight dock-high overhead doors
- Great location on US Hwy 270
- Traffic count: Approximately 19,000 vehicles per day on Malvern Road
- Approximately one mile to MLK Jr, Expressway and 10 miles to Interstate 30

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.

Asking Price:

\$4.50

PSF NNN

CONTACT US**Brian Gehrki**

+1 501 258 5500

brian.gehrki@ar.colliers.com

Colliers | Hot Springs

835 Central Ave, Ste. 200

Hot Springs, AR 71901

P: +1 501 623 2200

FOR LEASE

Neighborhood Map



Site Plan

CONTACT US

Brian Gehrki

+1 501 258 5500

brian.gehrki@ar.colliers.com



Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Group Inc.