

## INDUSTRIAL FOR SALE

# 3710 HAROLD STREET INDUSTRIAL BUILDING

3710 Harold Street, North Little Rock, AR 72118



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$225,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	10,500 SF
<b>BUILDING SIZE:</b>	5,000 SF
<b>ZONING:</b>	C-4
<b>PRICE / SF:</b>	\$45.00

### PROPERTY OVERVIEW

5000+/- square foot Industrial building on 0.24+/- acre lot. Building has one 18' dock-high door (pass through), one 15' drive in door, and one 18' drive-in door. Three private offices, reception area, restroom, and coffee bar totaling 600 sqft. Warehouse is heated and has its own restroom, as well as 600 sqft of storage above the office. Warehouse has 16' ceiling height at peak with 14' eaves. Lot is paved and has secure, chain link fenced storage yard in the rear, accessible via dock-high pass through door. Easy access to I-40 and surrounded by other industrial properties!

### PROPERTY HIGHLIGHTS

- 5000+/- sq ft Industrial/Warehouse building on 0.24+/- acre lot in busy North Little Rock industrial area
- 18' dock-high pass through door, a 15' drive-in door, and an 18' drive-in door
- 4,400 sqft heated warehouse with 600 sqft of storage upstairs above office
- 600+/- sqft of office space featuring 3 private offices, reception area with coffee bar
- 4500+/- sqft storage yard at rear of building has chain link security fencing
- EASY ACCESS TO I-40, I-30, I-430, & ALL OF CENTRAL ARKANSAS

**KW COMMERCIAL**  
12814 Cantrell Road  
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,774	52,531	122,635
Average age	32.9	36.3	38.2
Average age (Male)	30.4	33.5	35.8
Average age (Female)	35.4	38.9	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,585	24,031	55,641
# of persons per HH	2.4	2.2	2.2
Average HH income	\$36,067	\$58,019	\$61,610
Average house value	\$99,280	\$181,446	\$176,467

\* Demographic data derived from 2020 ACS - US Census

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