

Downtown Little Rock - North Little Rock in the Argenta Arts & Innovation District

OFFICE/WAREHOUSE SPACE FOR LEASE

500 N. Magnolia Street, North Little Rock, AR



OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	N/A
Lot Size:	0.19 Acres
Year Built:	1974
Building Size:	4,000 SF
Zoning:	I-1
Market:	Central Arkansas
Submarket:	North Little Rock

PROPERTY OVERVIEW

Private West section of building with offices & clear span air conditioned warehouse space for lease or higher use redevelopment. Currently fenced in outside storage/parking with double gate, potential to asphalt, potential to remove south & west fencing, based on tenant needs. Landlord will consider adding certain improvement updates and add to lease, to accommodate tenant.

PROPERTY HIGHLIGHTS

- Two offices, hall walk entry from 5th street
- 34+ x 38+ clear span air conditioned open warehouse 12'+ ceiling
- Outside graveled storage/parking/open space 50' x 40'
- Located in an Opportunity Zone - Eligible for Federal Tax Incentives

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An aerial photograph of downtown Little Rock, Arkansas. A red pin with a white icon of a building is placed on a large, rectangular building in the center of the image. The surrounding area includes a river on the left, a highway on the right, and various other buildings and green spaces. The Google logo is visible in the bottom left corner, and a copyright notice is at the bottom.



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