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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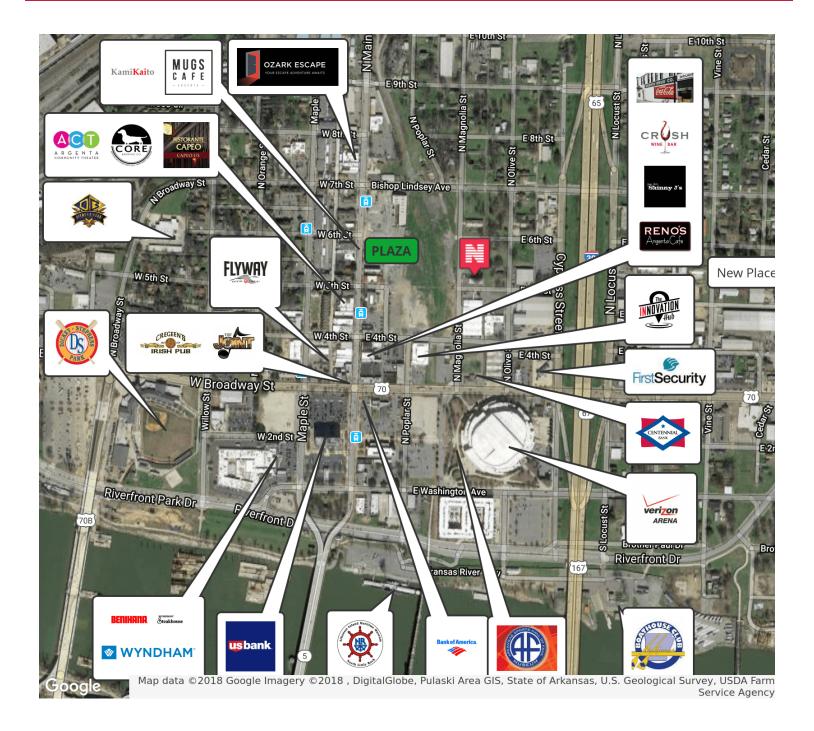
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