



3801 W 65th St

3801 W 65th St, Little Rock, AR 72209



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3801 W 65th St

\$5.25 /SF/YR

For tenants in need of a cold storage, production, and showroom facility with office space for administrative functions and 3-phase power, look no further than 3801 W 65th Street.

This multifaceted facility spans approximately 64,000 square...

- 3801 W 65th Street is a 64,525-SF, move-in-ready cold storage, production and showroom facility on a 4.29-acre fenced, gated lot with 3-phase power.
- Featuring pristine office space, a showroom area, outdoor storage, a mezzanine, ramped drive-in bays, loading docks, and 40' by 30' column spacing.
- Ready for cold storage with one freezer and one cooler in the warehouse and a connected 5,625-SF cold storage room with a 25'7" clear height.
- Superior connectivity: 2 minutes from I-30, 5 minutes from I-530, 6 minutes from I-630, 7 minutes from University Drive, and 9 minutes from I-40.
- Leverage broad accessibility: Within a 15-minute drive of Downtown Little Rock, Camp Robinson, Little Rock Airport, and Union Pacific's rail terminal.



Rental Rate:	\$5.25 /SF/YR
Min. Divisible:	6,500 SF
Property Type:	Industrial
Property Subtype:	Refrigeration/Cold Storage
Rentable Building Area:	64,525 SF
Year Built:	1959
Cross Streets:	Scott Hamilton rd
Rental Rate Mo:	\$0.44 /SF/MO

1

1st Floor

Space Available	10,000 - 58,025 SF
Rental Rate	\$5.25 /SF/YR
Contiguous Area	64,525 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

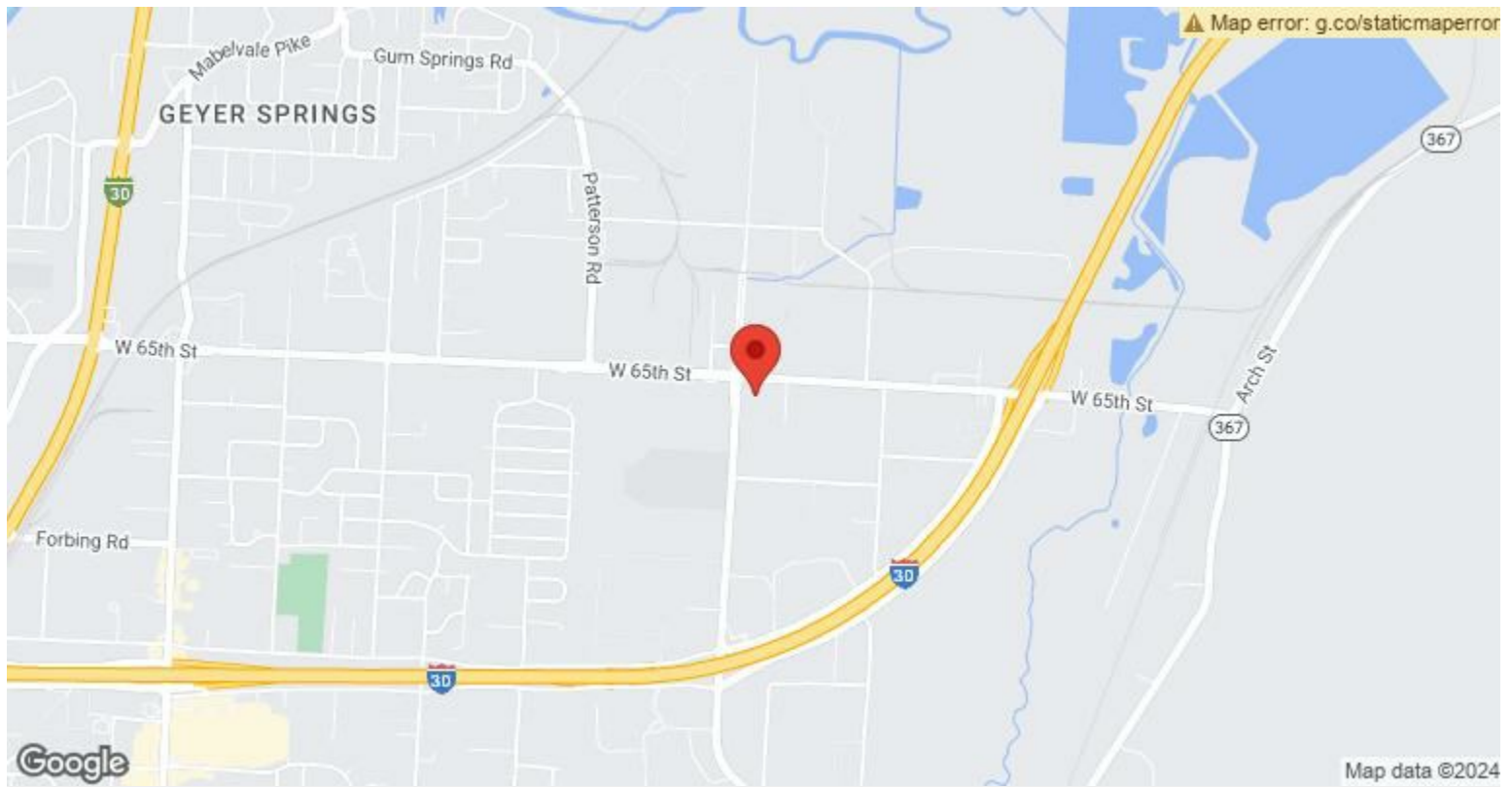
Warehouse space available. Features office space within warehouse space, additional offices in front of building, retail showroom space, and cold storage / freezer rooms.

2

1st Floor Ste Office/Showroom

Space Available	6,500 SF
Rental Rate	\$5.25 /SF/YR
Contiguous Area	64,525 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Showroom retail space with perimeter offices. Great for a sales floor, home improvement showroom, or simply to hold administrative functions.



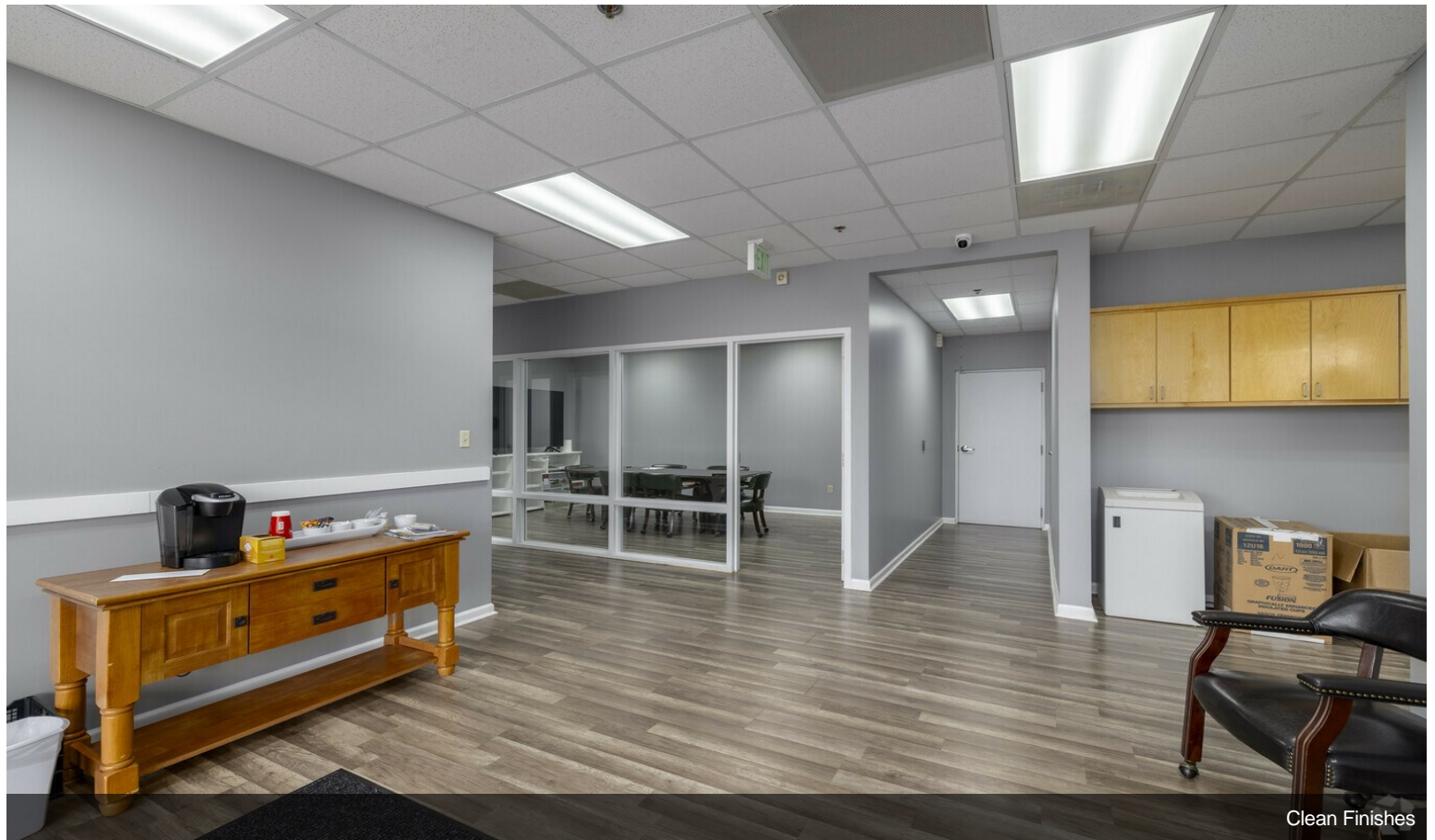
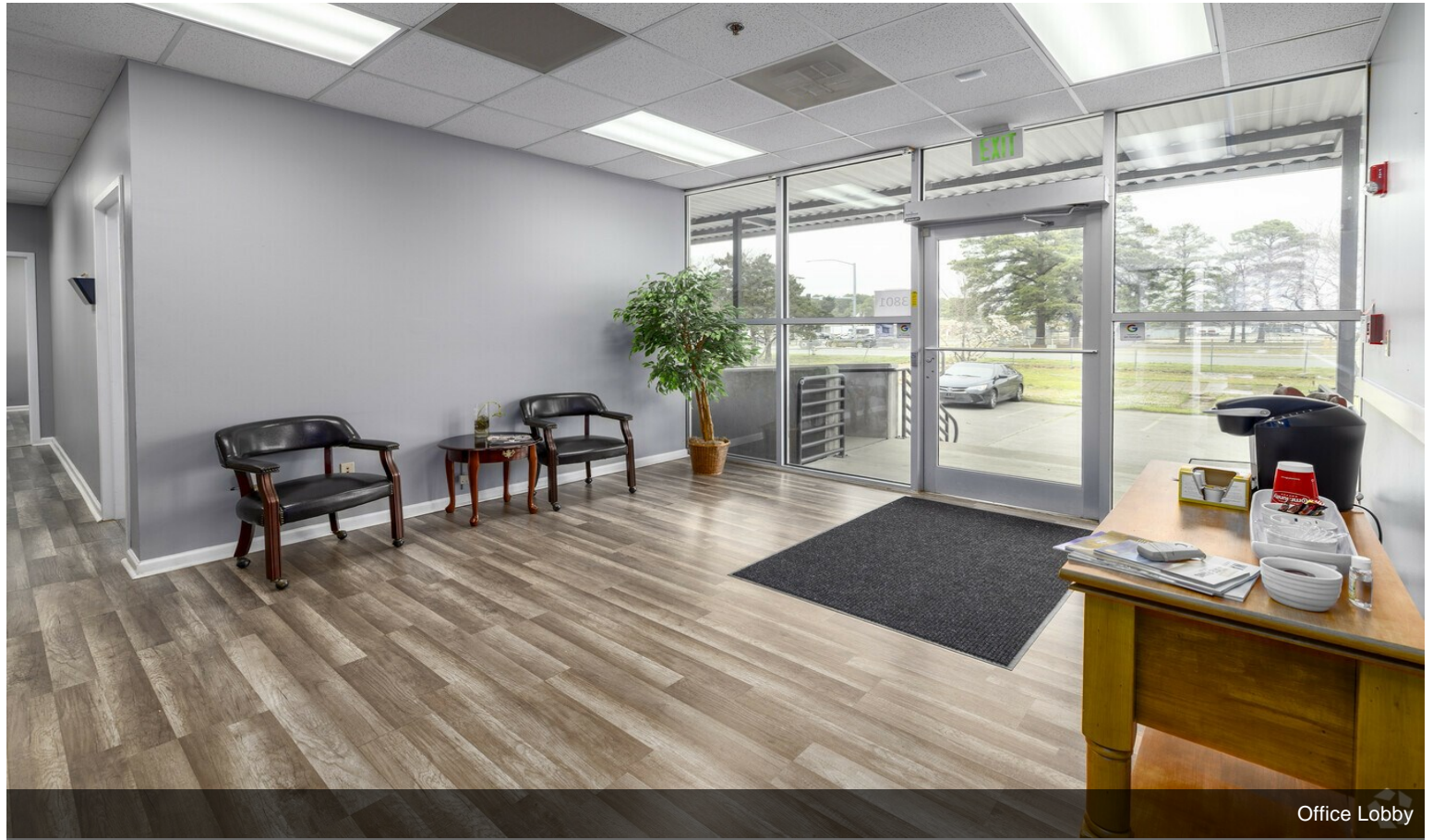
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For tenants in need of a cold storage, production, and showroom facility with office space for administrative functions and 3-phase power, look no further than 3801 W 65th Street.

This multifaceted facility spans approximately 64,000 square feet on a 4.29-acre lot that has been fenced and gated. The warehouse has column spacing of 40 feet by 30 feet, a maximum clear height of 20 feet and 7 inches, a mezzanine walkway, racking, and covered loading areas. Loading capabilities include eight exterior loading docks, one exterior ramped drive-in bay, one interior ramped drive-in bay, and three interior loading docks with levelers. There is a freezer and refrigerator in the warehouse and a third 5,625-square-foot cold storage area attached to the building with a high clear height. The western side of the property houses plenty of private offices, conference rooms, bullpens, and a potential showroom area. These dexterous capabilities, combined with an excellent location, are part of the reason Amazon used this facility before completing its own in the area, underpinning the quality of 3801 W 65th Street.

Located just under 1 mile from Interstate 30, 3801 W 65th Street boasts a highly connected position while maintaining proximity to the heart of Little Rock. Downtown and the city's main medical centers are prime cold storage clients. Discover multimodal transportation options, including Bill and Hillary Clinton National Airport and a large rail service presence by Union Pacific. Several major interstates intersect in Little Rock and lead to critical multi-state destinations. Transporters can reach Memphis, Kansas City, Springfield, St. Louis, Shreveport, Dallas, Fort Worth, Nashville, and Oklahoma City within six hours. Take advantage of this excellent connectivity from a highly equipped facility by leasing 3801 W 65th Street today. Get in touch.

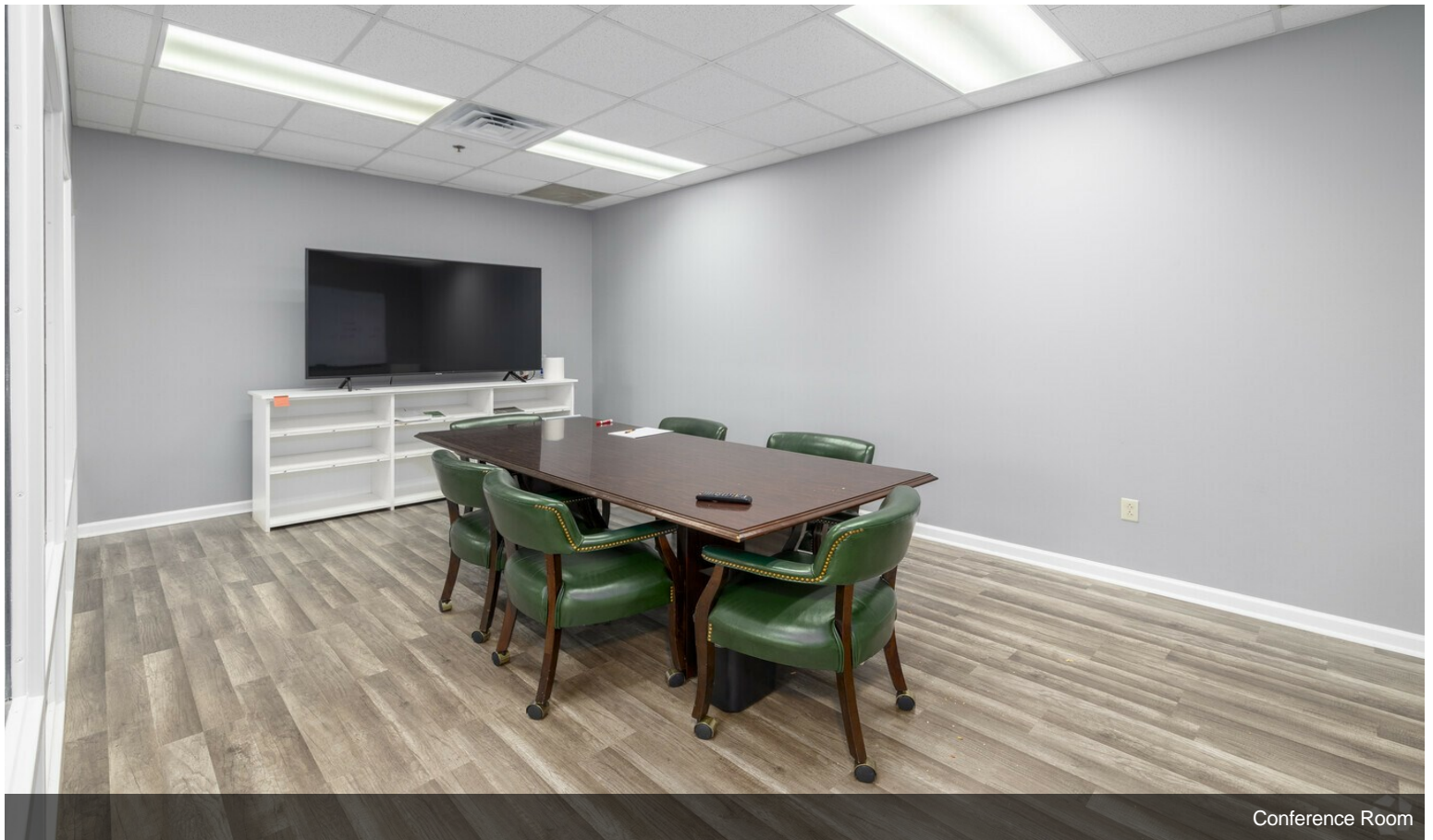
Property Photos



Property Photos

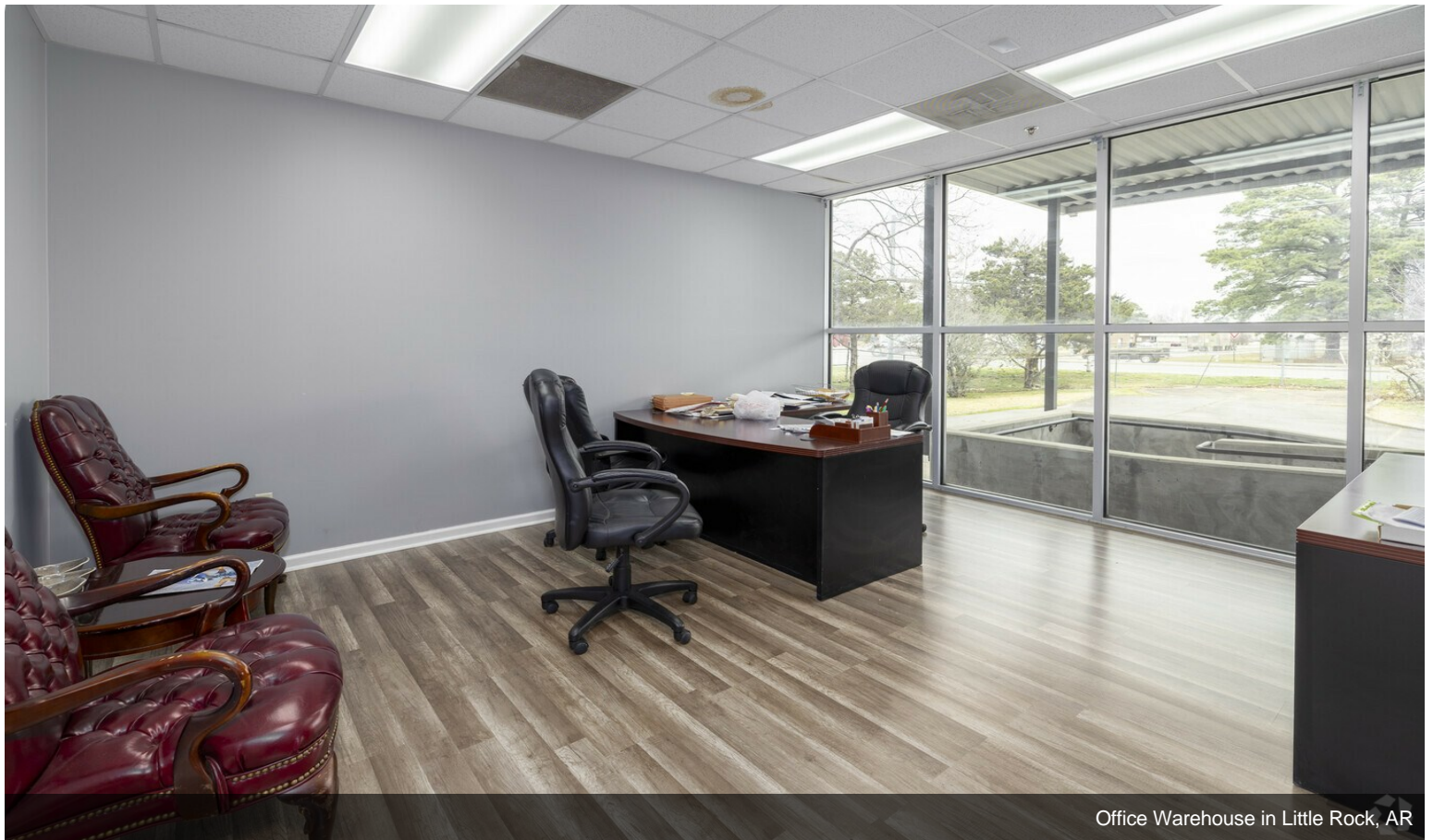


Move-In-Ready Condition



Conference Room

Property Photos



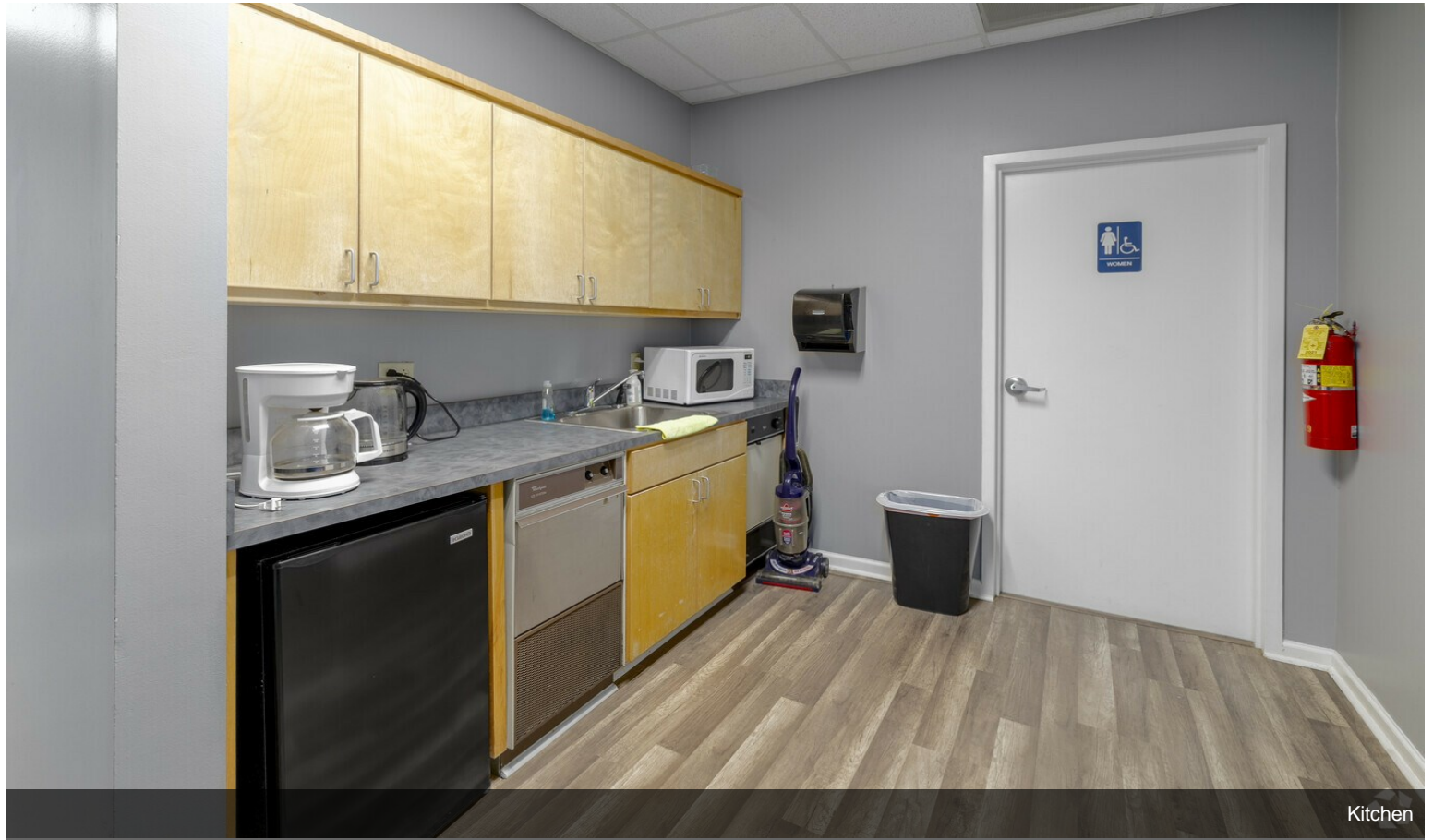
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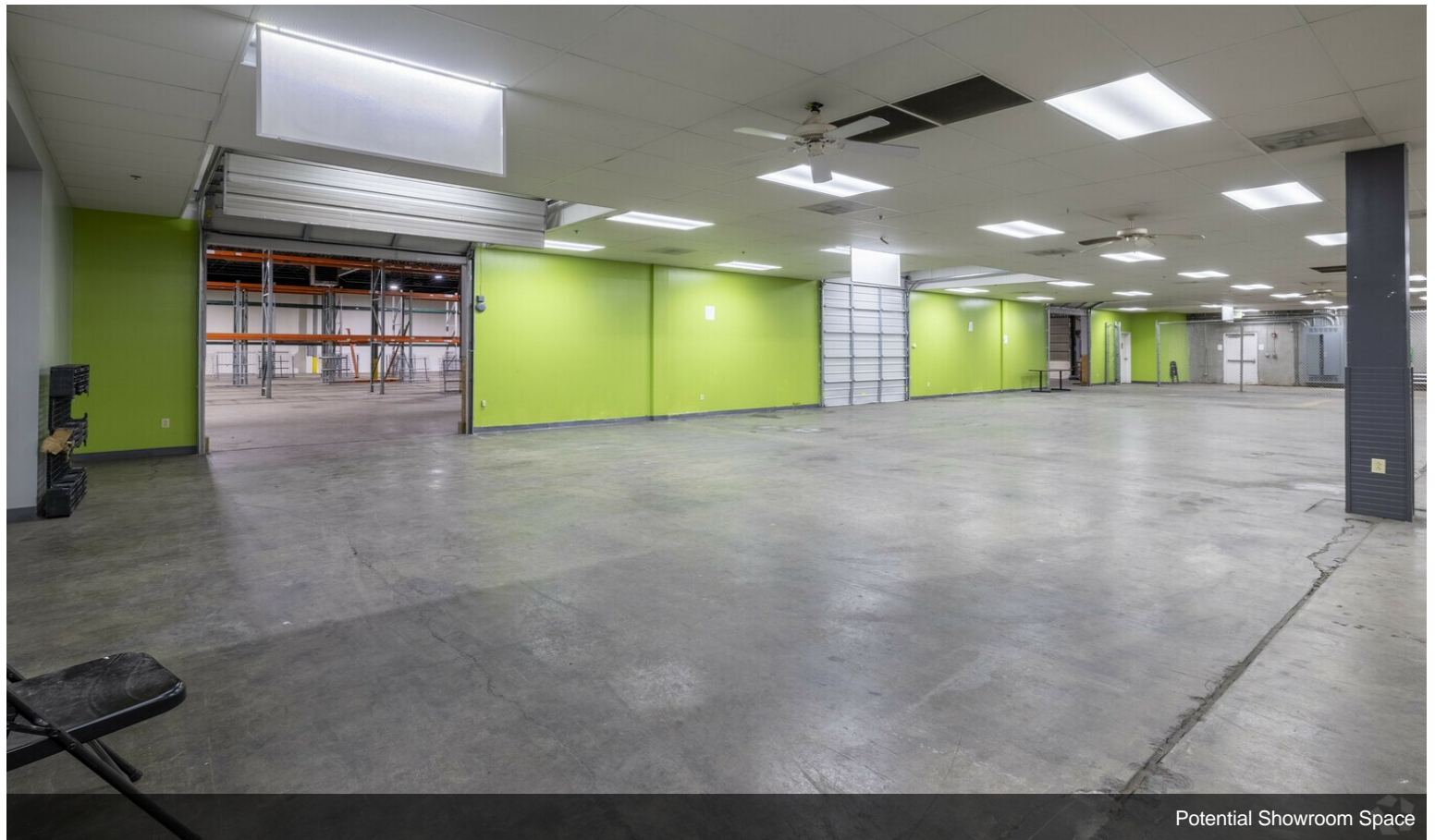
Property Photos



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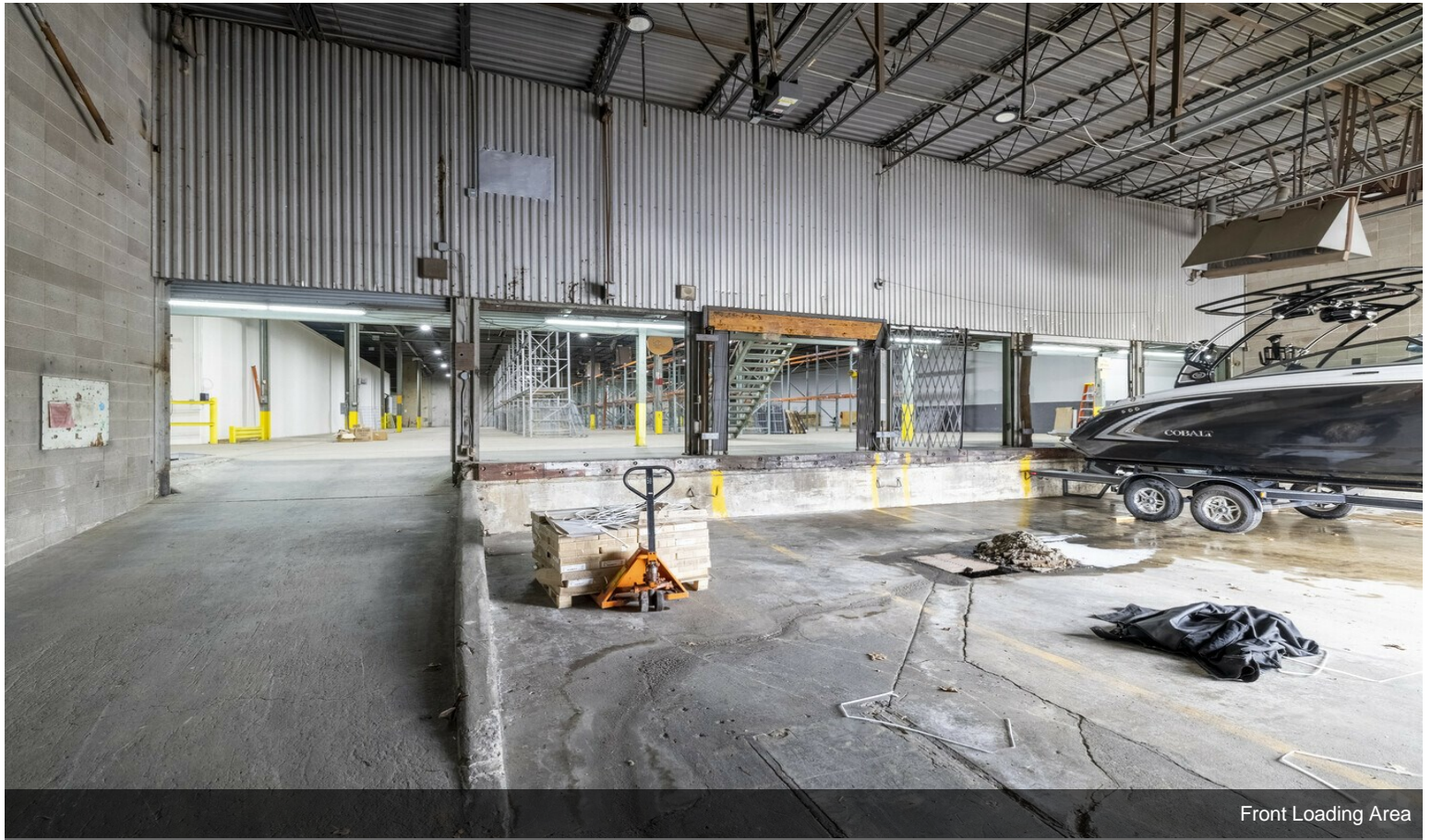


Kitchen

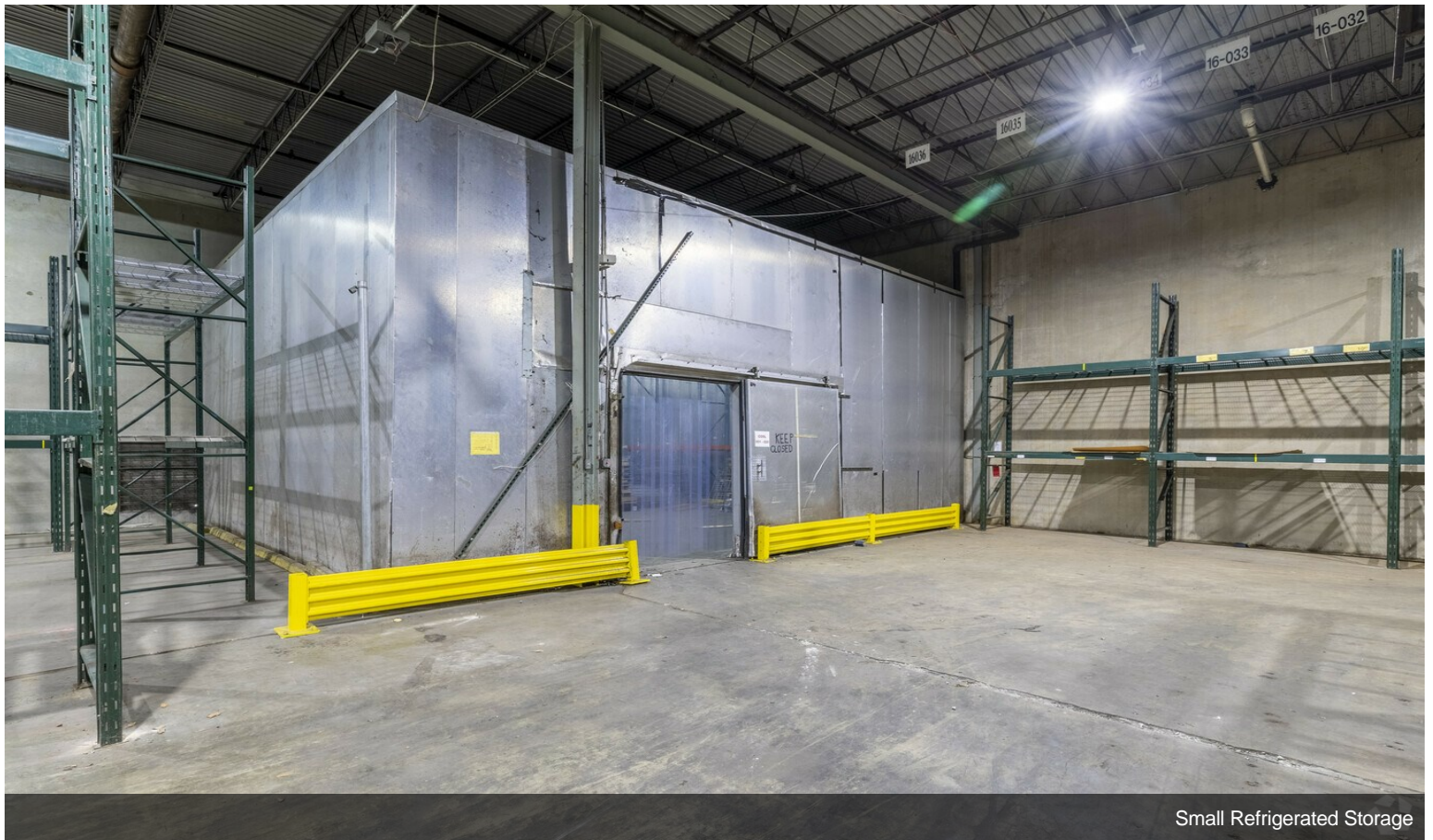


Potential Showroom Space

Property Photos



Front Loading Area

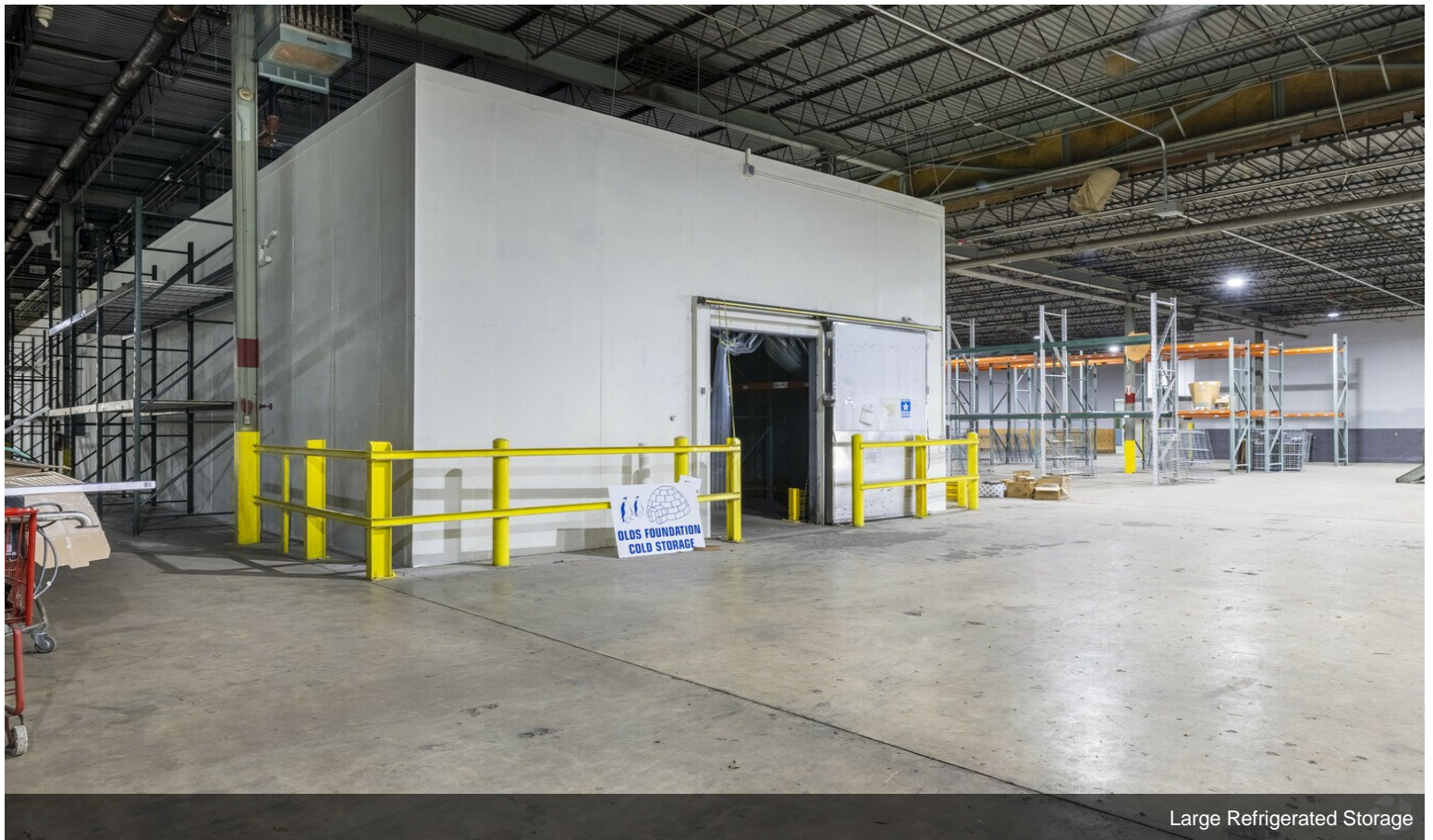


Small Refrigerated Storage

Property Photos

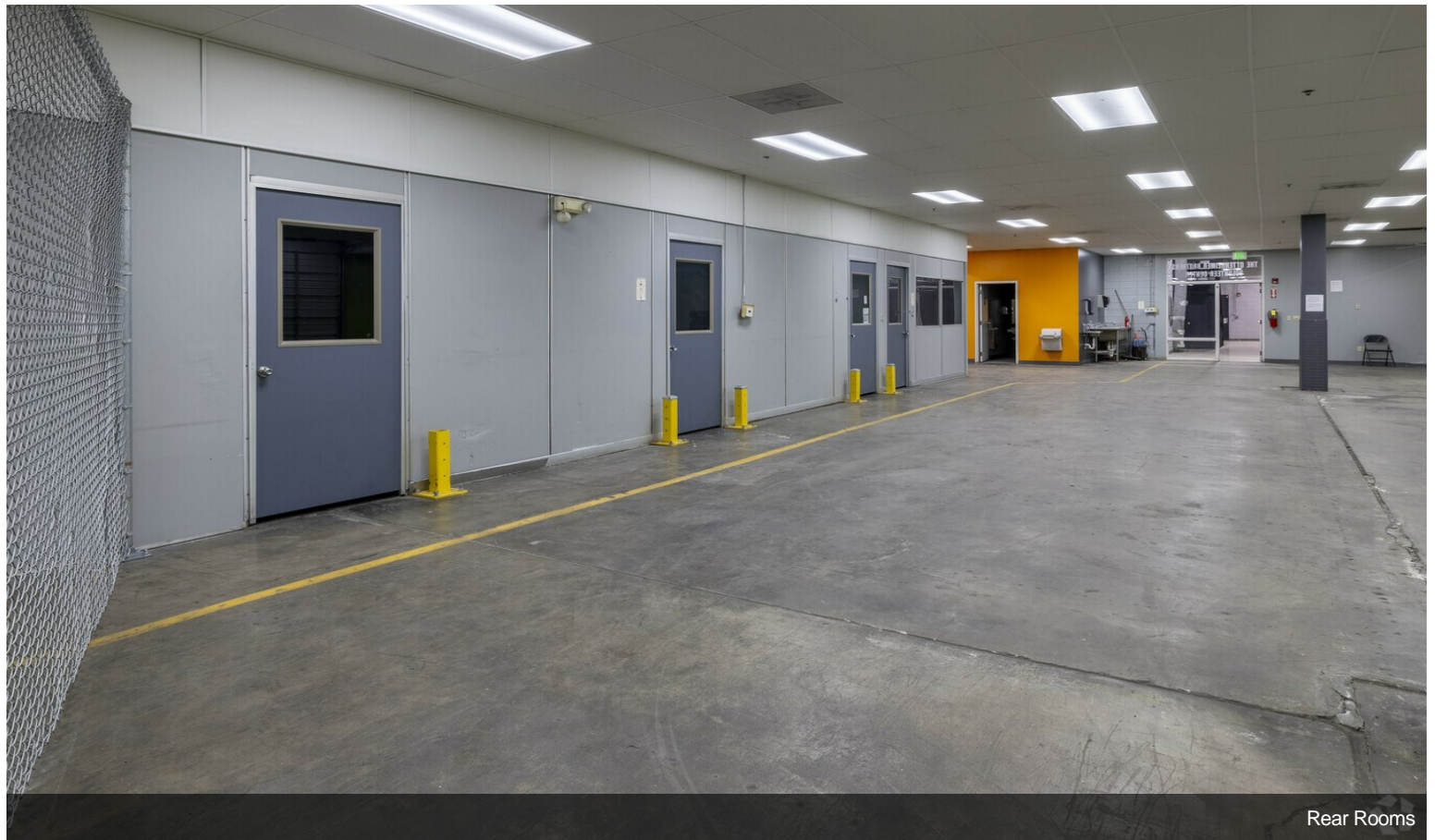


Front Loading Area

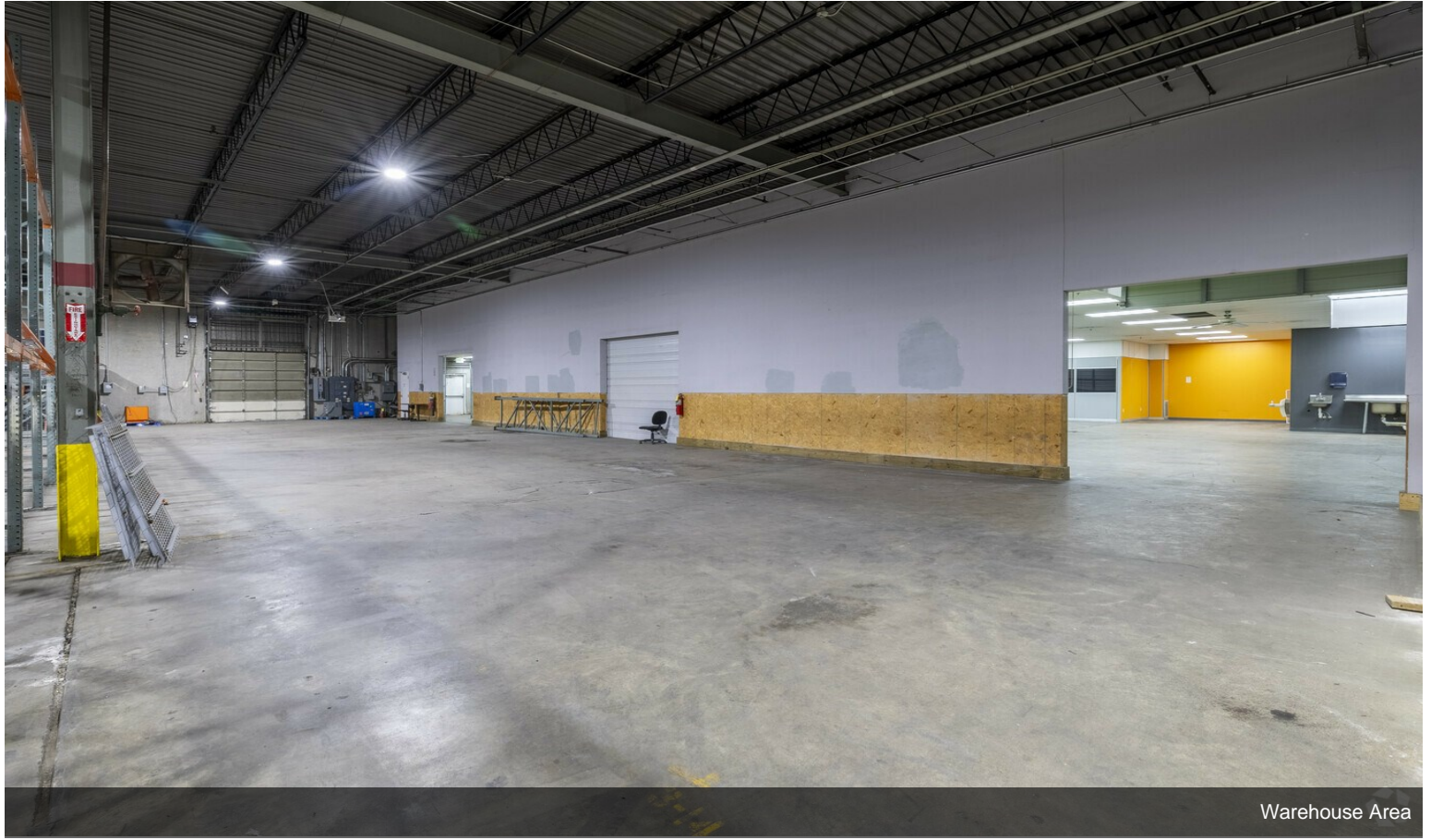


Large Refrigerated Storage

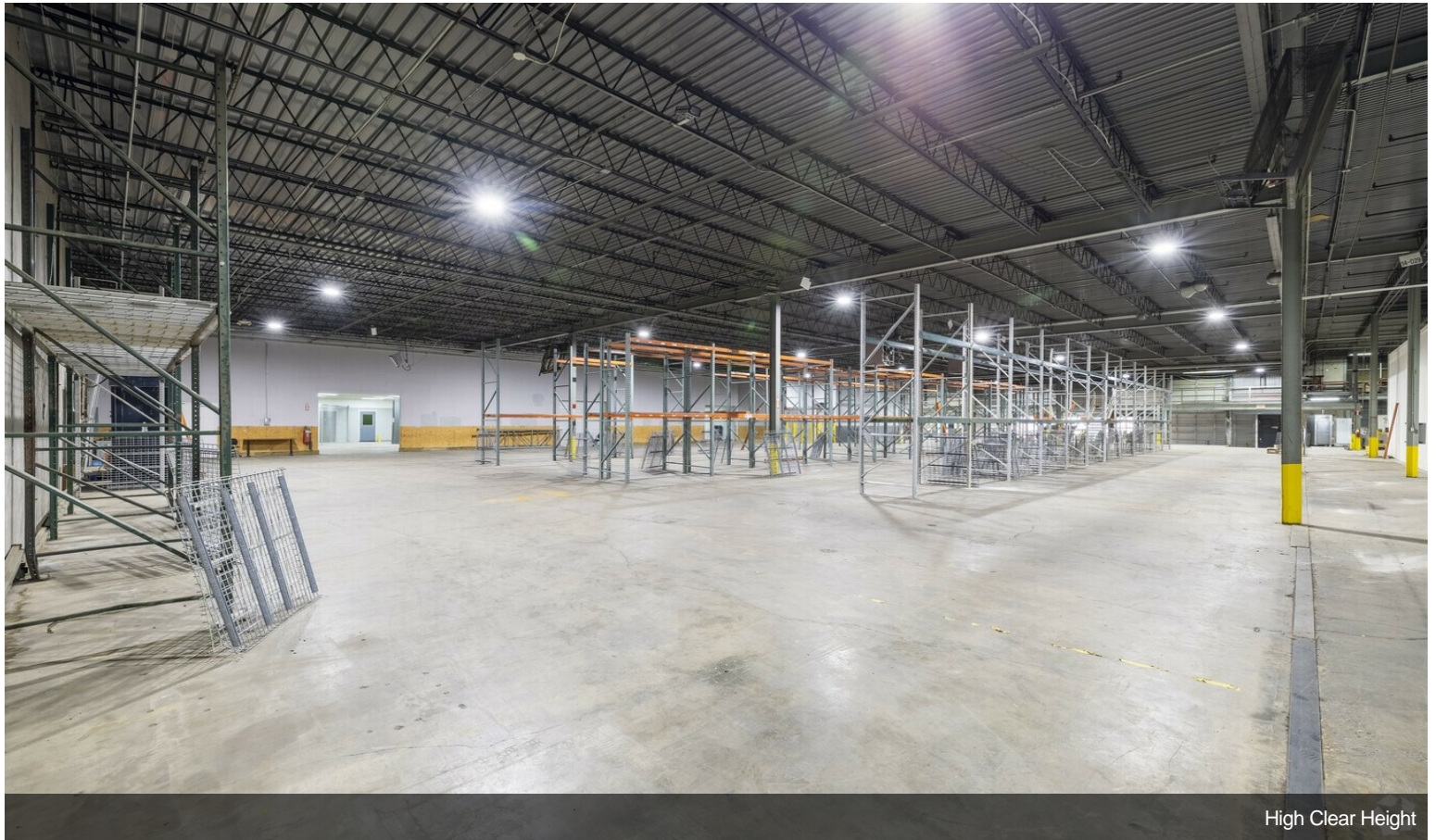
Property Photos



Property Photos



Warehouse Area



High Clear Height

Property Photos

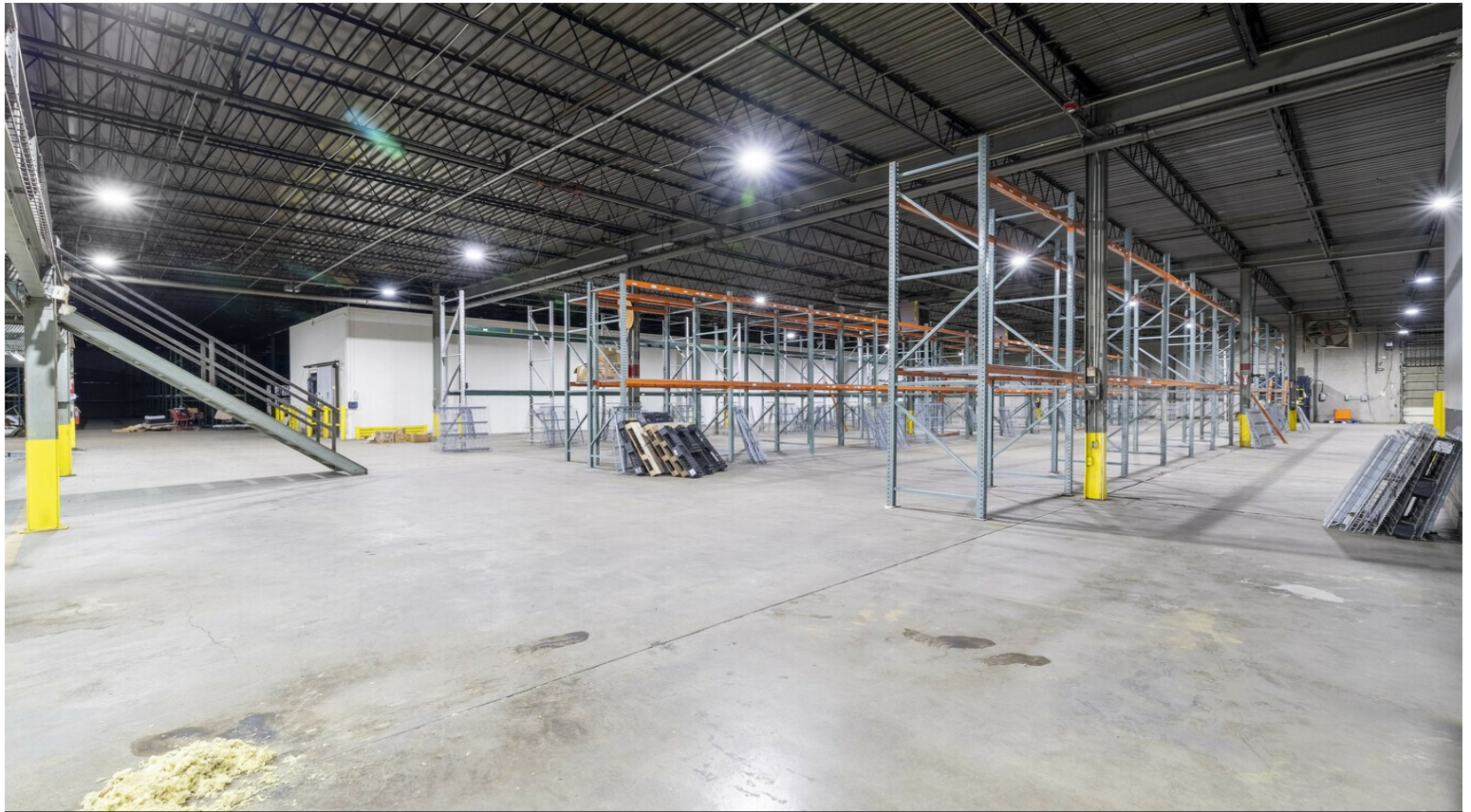


40' x 30' Column Spacing



15 Minutes from Downtown Little Rock

Property Photos



Cold Storage and Production Facility

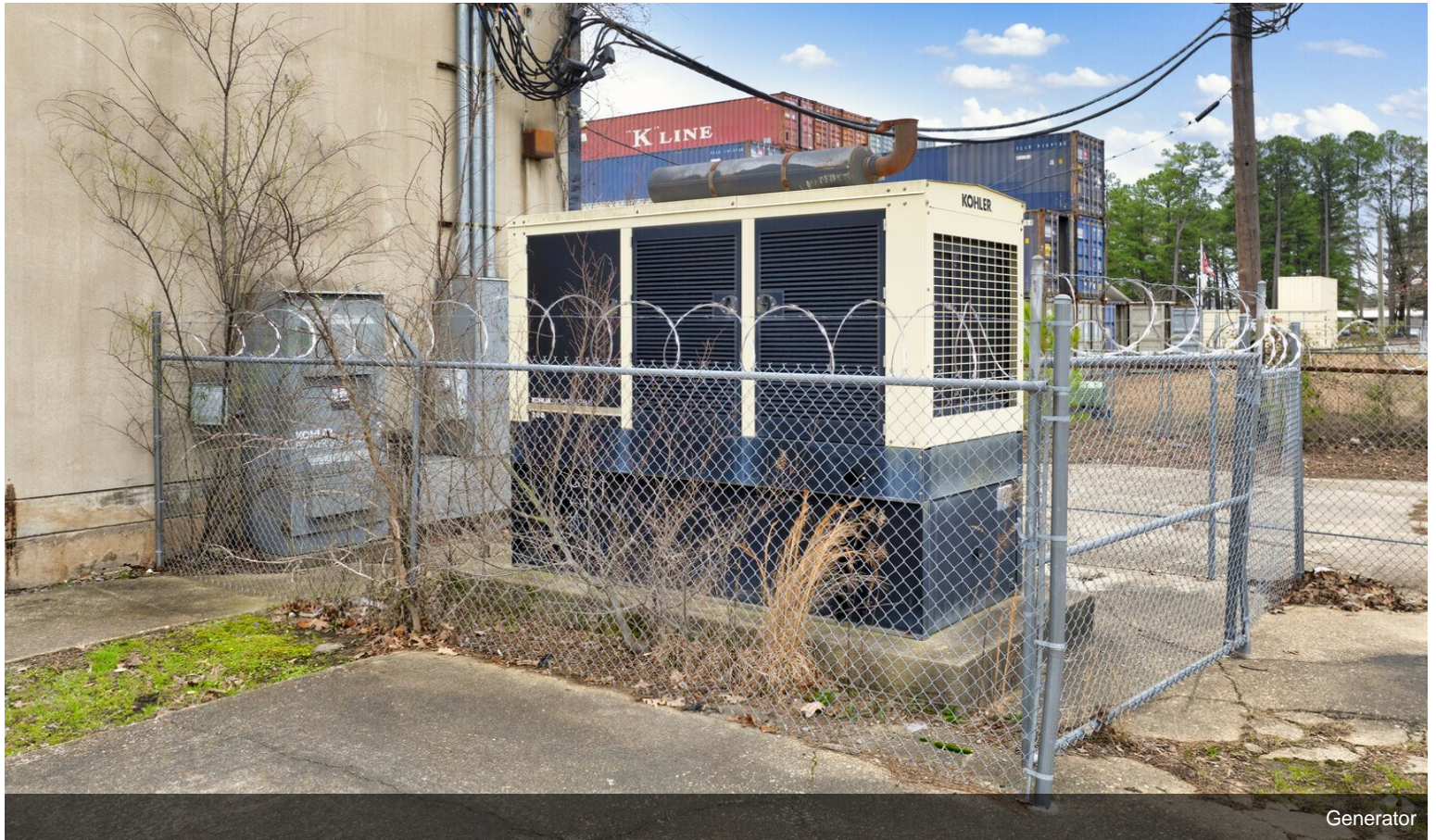


Racking

Property Photos



Overhead Doors



Generator

Property Photos

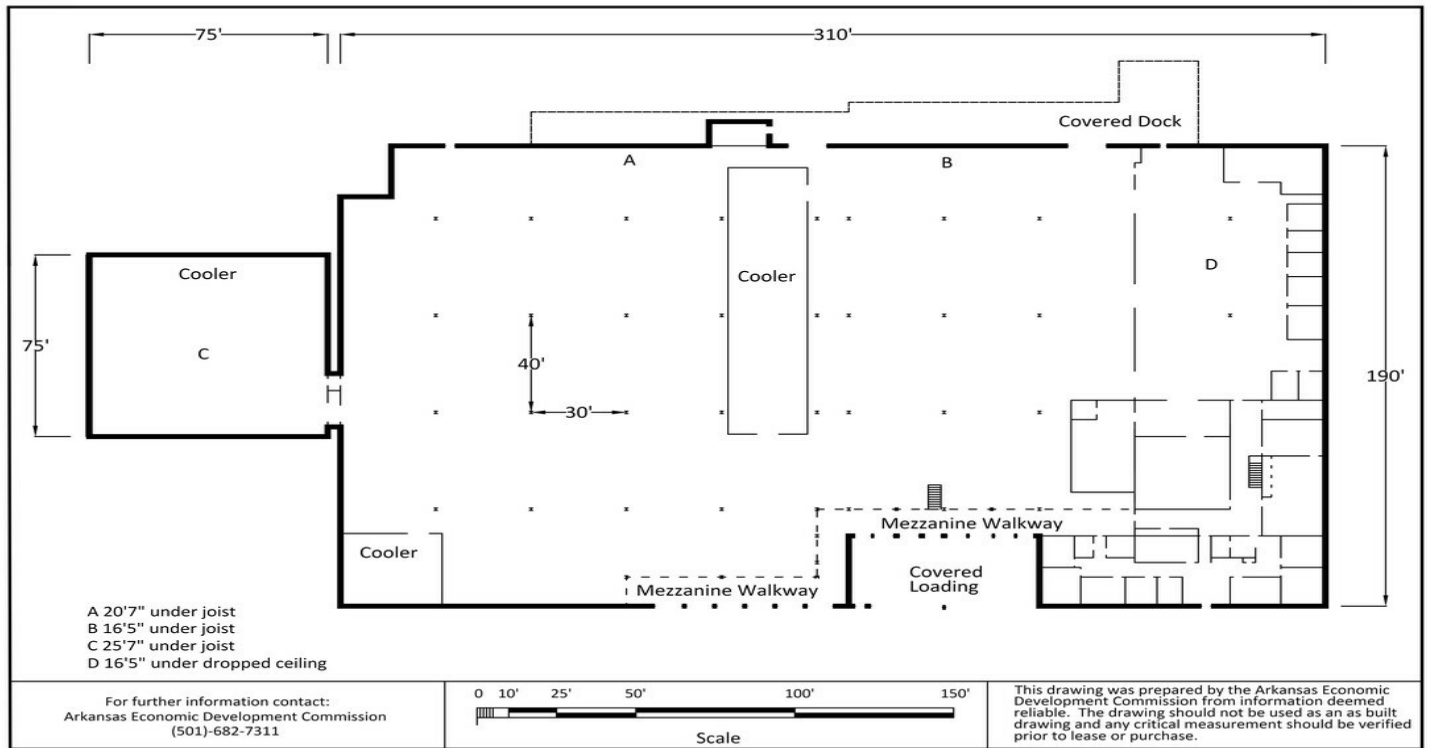


Little Rock has Premium Connectivity from I-30, I-530, I-630, and I-40



Bird's Eye View

Property Photos



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Little Rock, Arkansas

Site Plan