

# For Sale

## ±7,750 SF Office/Industrial/Retail Building

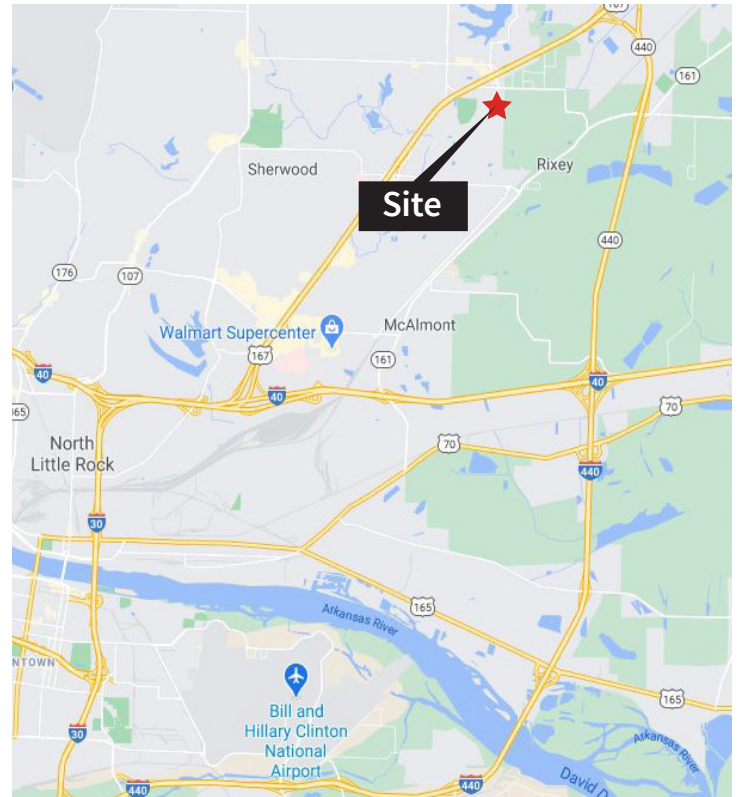
4806 Rixey Road, North Little Rock, AR 72117



### Property Overview

**Building size:** ±7,750 SF total  
**Land:** ±1.85 acres  
**Year built:** 1985  
**Sale Price:** \$795,000—Reduced to \$715,000

- Office area includes 12 offices, 1 conference room, 1 kitchen/break room & 1 training room.
- Warehouse includes a small office, 2 overhead doors, side entrance, covered loading dock.
- Large fenced yard with plenty of space for outside storage.
- Recently renovated and well maintained by current long-term owner.
- Opportunity to expand existing building structure
- Convenient access to US Hwy 67.
- **Located 300 ft in the county with no zoning requirement; commercial office, industrial or retail uses permitted.**



For more information contact:

Randall Moore, CCIM  
T 1 501 223 3800  
M 1 501 519 7751  
randall@terrymooreinc.com

*Terry Moore*  
& Associates, Inc. Realtors

  
Jones Lang LaSalle Americas, Inc.

320 Executive Court, Suite 300 | Little Rock, Arkansas 72205 | +1 501 223 3800 | www.terrymooreinc.com

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