



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

FLEX OFFICE/WAREHOUSE AVAILABLE

6112 Patterson Road, Little Rock, AR



CONTACT US TODAY
501.376.6555 | mosestucker.com



Property Understanding

OVERVIEW

Offering & Price	Available Contact Agent
Address	6112 Patterson Road, Little Rock, AR 72209
Property Type	Flex Office/Warehouse
Building Size	12,160 SF (6,400 SF office 5,760 SF warehouse)
Year Built/Renovated	1965/2025
Lot Size	±0.72 Acres
Zoning	I-2 (Light Industrial District)

PROPERTY HIGHLIGHTS

- **Flexible Office/Warehouse Configuration:** Ideal for businesses requiring combined administrative and operational space.
- **I-2 Industrial Zoning:** Supports a broad range of light industrial, distribution, warehouse, and service-oriented uses.
- **Two Loading Points:** Features one drive-in door and one dock-high door to accommodate diverse logistics needs.
- **Updated Office Interiors:** Includes new paint, flooring, and lighting, delivering a modern, move-in-ready professional environment.
- **Upgraded Warehouse Lighting:** Updates throughout for improved visibility and operational efficiency.
- **18 On-Site Surface Parking Spaces:** Provides convenience for employees and visitors.
- **Proximity to I-30 (±1.5 miles):** Enables seamless regional connectivity for workforce, customers, and distribution routes.
- **Dense Southwest Little Rock Industrial Corridor:** Surrounded by established industrial users and service providers.
- **High Traffic Exposure:** Near I-30, Little Rock's most heavily traveled roadway with 108,000+ VPD, enhancing logistical advantages.
- **Limited Competitive Supply:** Lack of nearby like-kind properties creates a strategic opportunity for industrial users seeking office/warehouse space.



Capital Expenditures

Interior Upgrades

- Replaced all office ceiling tiles for a refreshed, uniform appearance
- Converted all office lighting to energy-efficient LED fluorescent bulbs
- Installed new interior entrance doors for improved aesthetics and functionality
- Replaced the lower-level office flooring
- Installed a durable epoxy floor throughout the upstairs offices
- Added a new bathroom within the shop area

Building & Structural Enhancements

- Replaced siding on the west and south elevations, including new insulation to improve energy efficiency and exterior appearance
- Upgraded electrical service and brought all electrical feeds up to current code

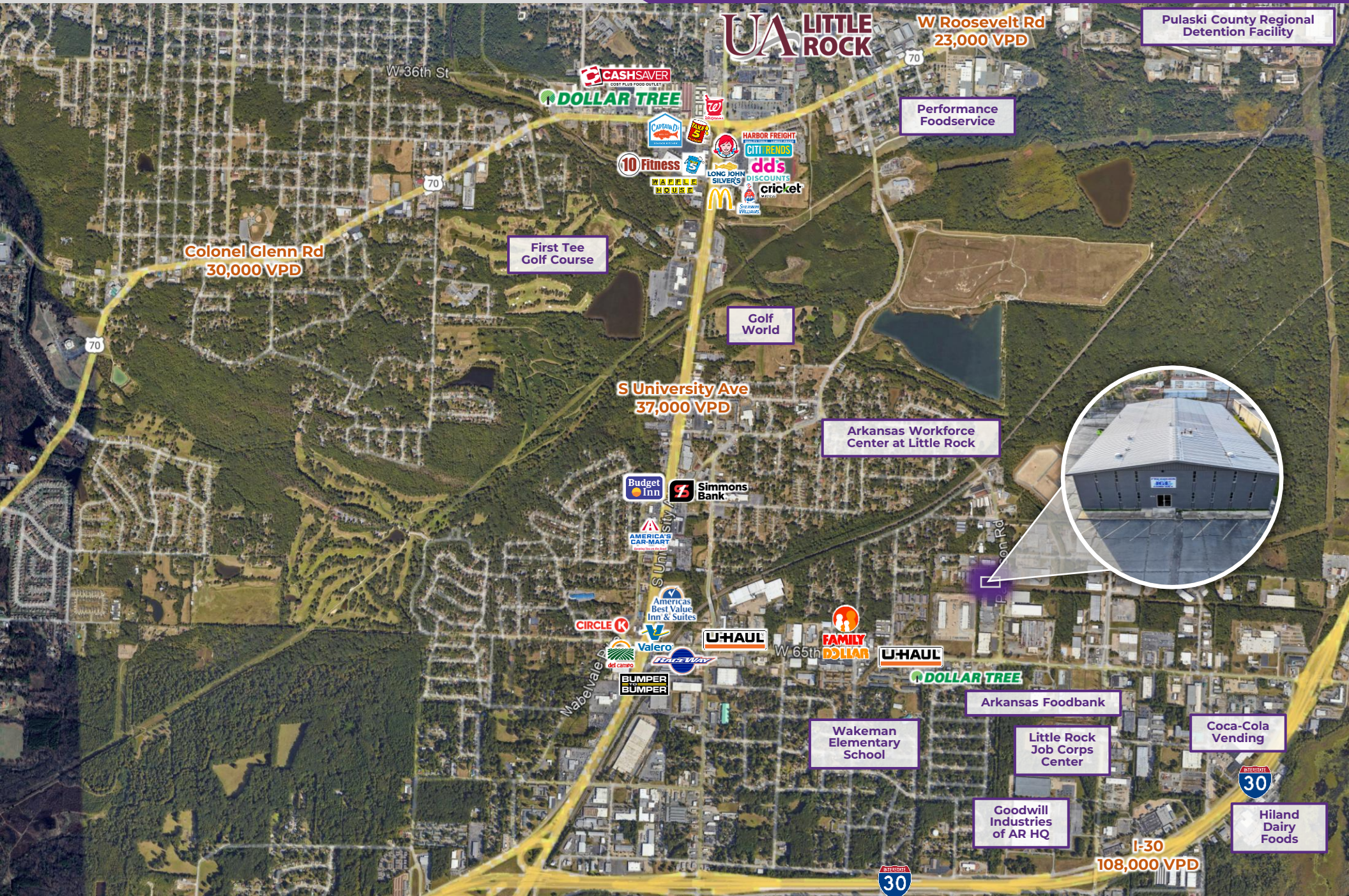
Warehouse / Shop Improvements

- Installed all-new LED fixtures and lighting throughout the shop
- Replaced both shop garage doors with commercial-grade units:
 - 10' x 10' manual door
 - 12' x 12' remote-operated door

Exterior & Site Improvements

- Installed a remote-operated security gate
- Added new LED exterior lighting at the front, side, and rear of the building for safety and visibility





LOOKING SOUTH





[Click to View All Drone Photos](#)



[Click to View All Property Photos](#)

Little Rock, Arkansas



Little Rock, the capital and largest city in Arkansas, has emerged as one of the region's most strategically positioned industrial hubs. With 40% of the nation's population and buying power located within a 550-mile radius, the metro offers unmatched access for companies focused on distribution, logistics, and supply chain efficiency.

The city's industrial strength is fueled by its multimodal infrastructure. Immediate connectivity to I-30, I-40, I-530, and I-630 enables rapid regional reach, while Union Pacific rail service, the Port of Little Rock—both a Foreign Trade Zone and Opportunity Zone—and proximity to Clinton National Airport create a powerful transportation ecosystem for warehouse, manufacturing, and freight users. This network has accelerated the growth of modern industrial parks, last-mile distribution centers, and flex office/warehouse facilities across Central Arkansas.

Major national and global users—including Amazon, Welspun Tubular, Union Pacific, Hewlett Packard Enterprise, Trex Company, Big River Steel/US Steel, Dassault Falcon Jet, and FedEx and UPS distribution operations—have established significant footprints in the market. Their presence has reinforced Little Rock's reputation as a reliable base for production, distribution, and logistics-driven operations.

Coupled with competitive business costs, a pro-growth regulatory climate, and strong workforce development pipelines, Little Rock offers companies the operational advantages needed to scale efficiently. As investment continues in industrial infrastructure and e-commerce supply chains, demand for warehouse and flex industrial space is rising, positioning Little Rock as a high-growth, high-opportunity industrial market for both occupiers and investors.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	42,625	109,488	296,407
Households	15,800	46,276	127,762
Average Age	36.8	38.8	39.6
Average Household Income	\$53,295	\$71,973	\$89,771
Businesses	1,220	6,239	12,091

**Demographic details based on property location*

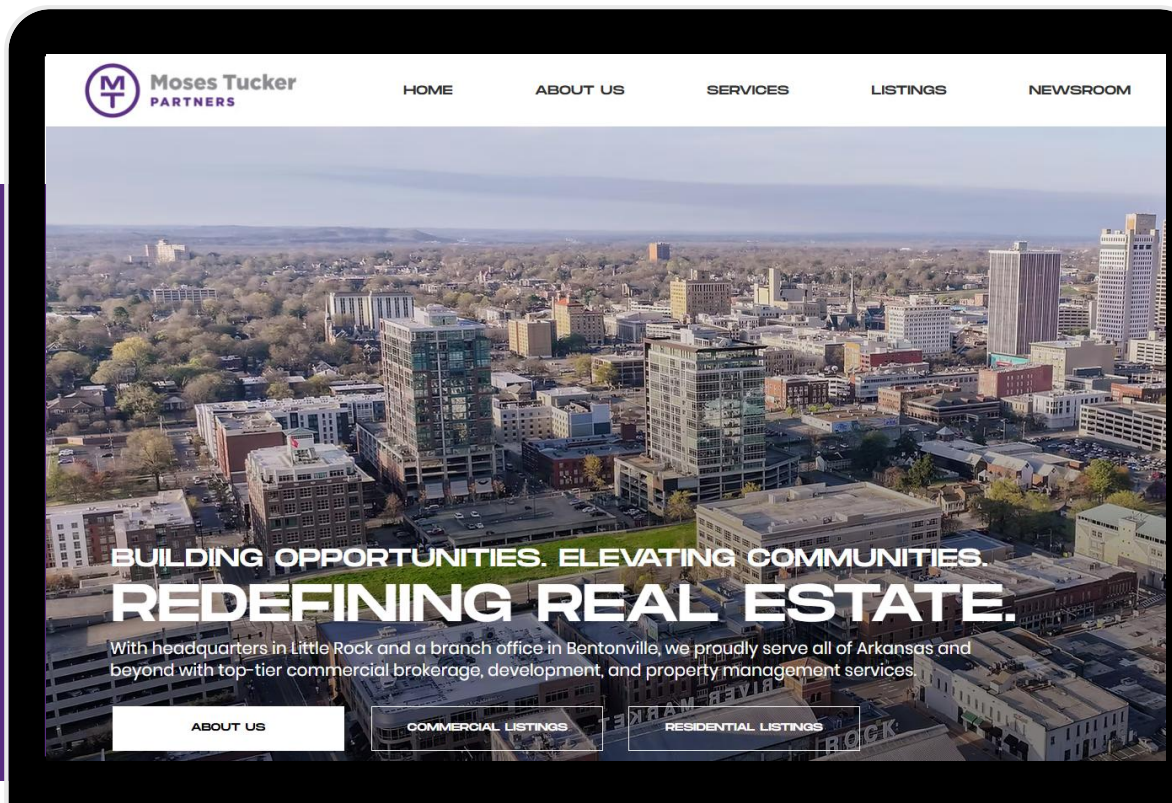
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 200 River Market Ave, Suite 300,
Little Rock, AR 72201



Ridge Fletcher
Brokerage Associate
rfletcher@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.