

FOR LEASE

# NWA INDUSTRIAL 6361 S OLDRIDGE PL | ROGERS, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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# NWA INDUSTRIAL OVERVIEW

## BUILDING 1 | FLEX WITH RETAIL FRONTAGE

<b>AVAILABLE SPACE</b>	4,432 - 8,864 ± SF
<b>LEASE RATE</b>	\$19.00/SF NNN
<b>CLEAR HEIGHTS</b>	16 ½'
<b>DOCK DOORS/DRIVE-INS</b>	16 Grade level doors in back and 16 roll-up garage doors in front for pull-thru ability (2 per bay)
<b>SPRINKLE TYPE</b>	Fully sprinkled (ESFR)
<b>POWER</b>	3-phase power, 480v

## BUILDING 2 | FLEX SPACE

<b>AVAILABLE SPACE</b>	4,432 - 27,937 ± SF
<b>LEASE RATE</b>	\$16.00/SF NNN
<b>CLEAR HEIGHTS</b>	18 ½'
<b>DOCK DOORS/DRIVE-INS</b>	16 dock high doors in back and 16-roll up garage doors in front (2 per bay)
<b>SPRINKLE TYPE</b>	Fully sprinkled (ESFR)
<b>POWER</b>	3-phase power, 480v

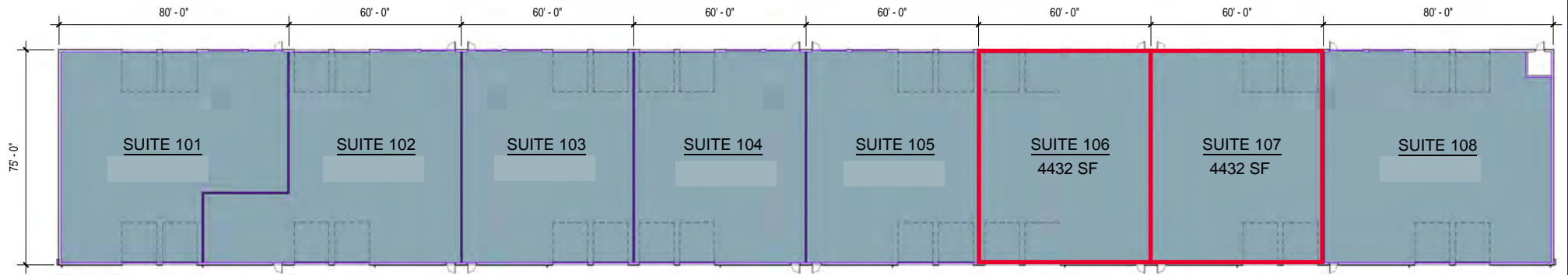
## PROPERTY HIGHLIGHTS

- **Additional 100,000 ± SF industrial building available @ \$9.50/SF NNN**
  - Has not been constructed, but site work is complete and utilities are onsite
- High traffic counts on I-49: 109,000 ± Vehicles per day
- Less than 2 miles from Walmart on W Pleasant Grove Rd
- Located near many amenities including: hospitality, restaurants, multi-family, retail, and major medical

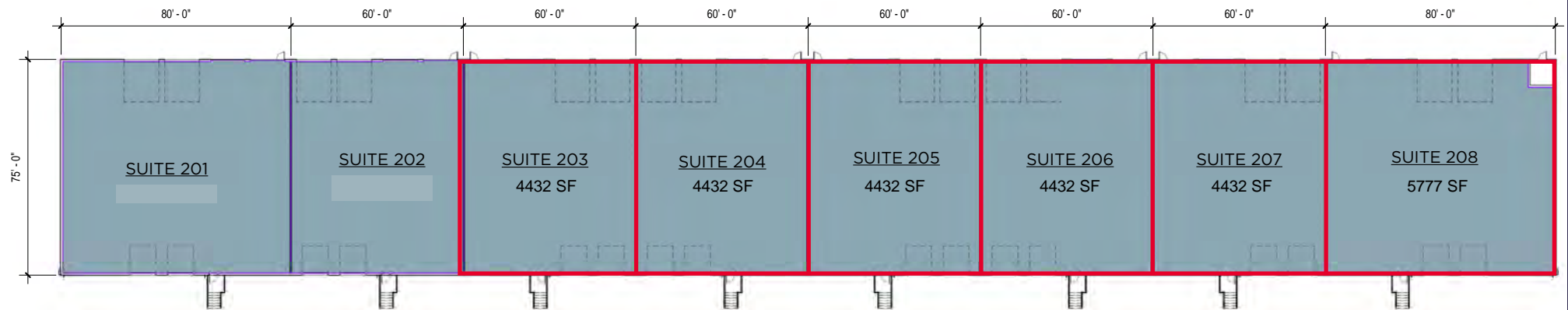


# BUILDING FLOOR PLANS

## BUILDING 1 | 34,225 ± SF

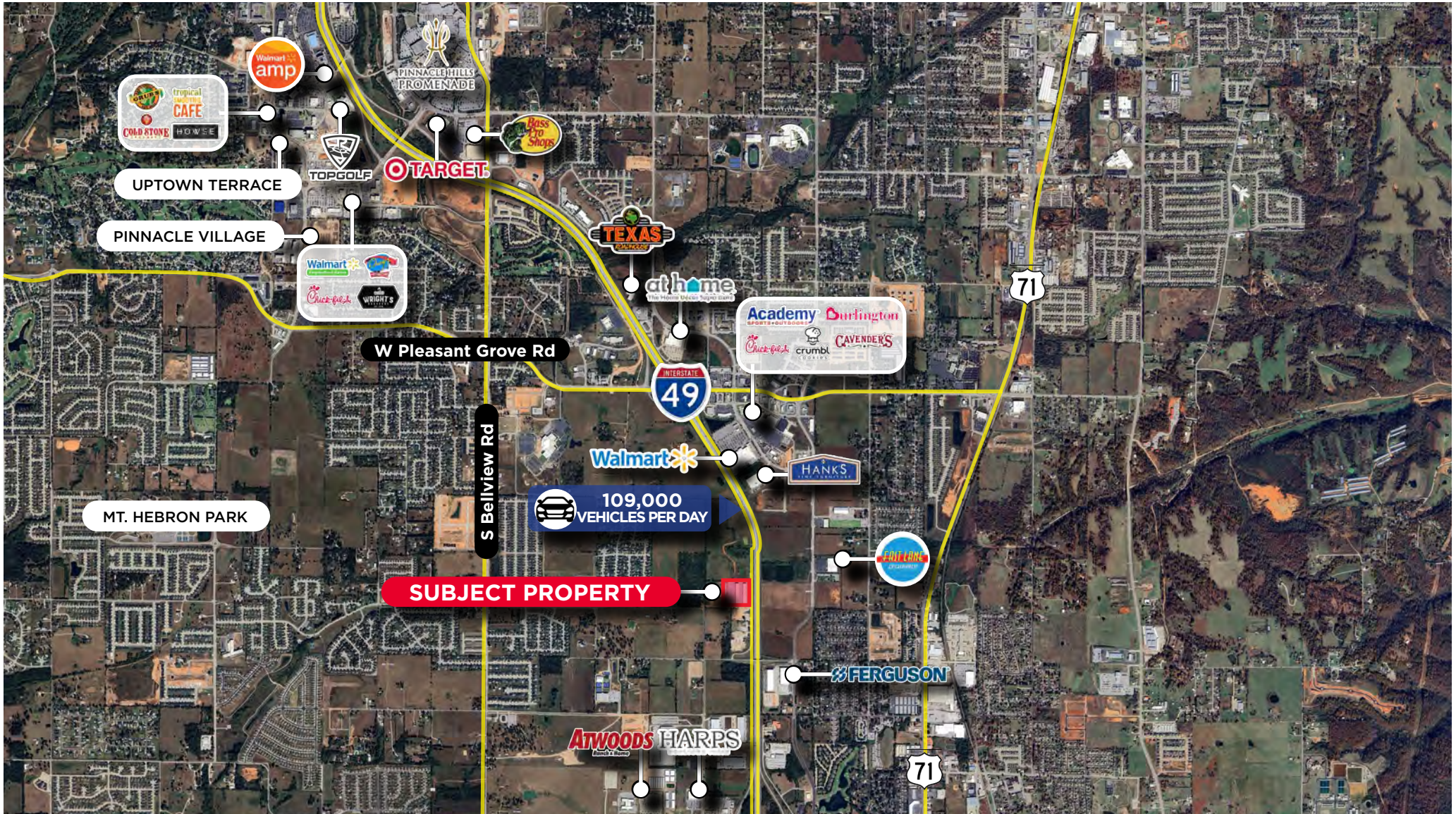


## BUILDING 2 | 38,225 ± SF





# NWA INDUSTRIAL AERIAL



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