

SHOWROOM/WAREHOUSE FOR SALE

2013 N 13TH STREET, ROGERS



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

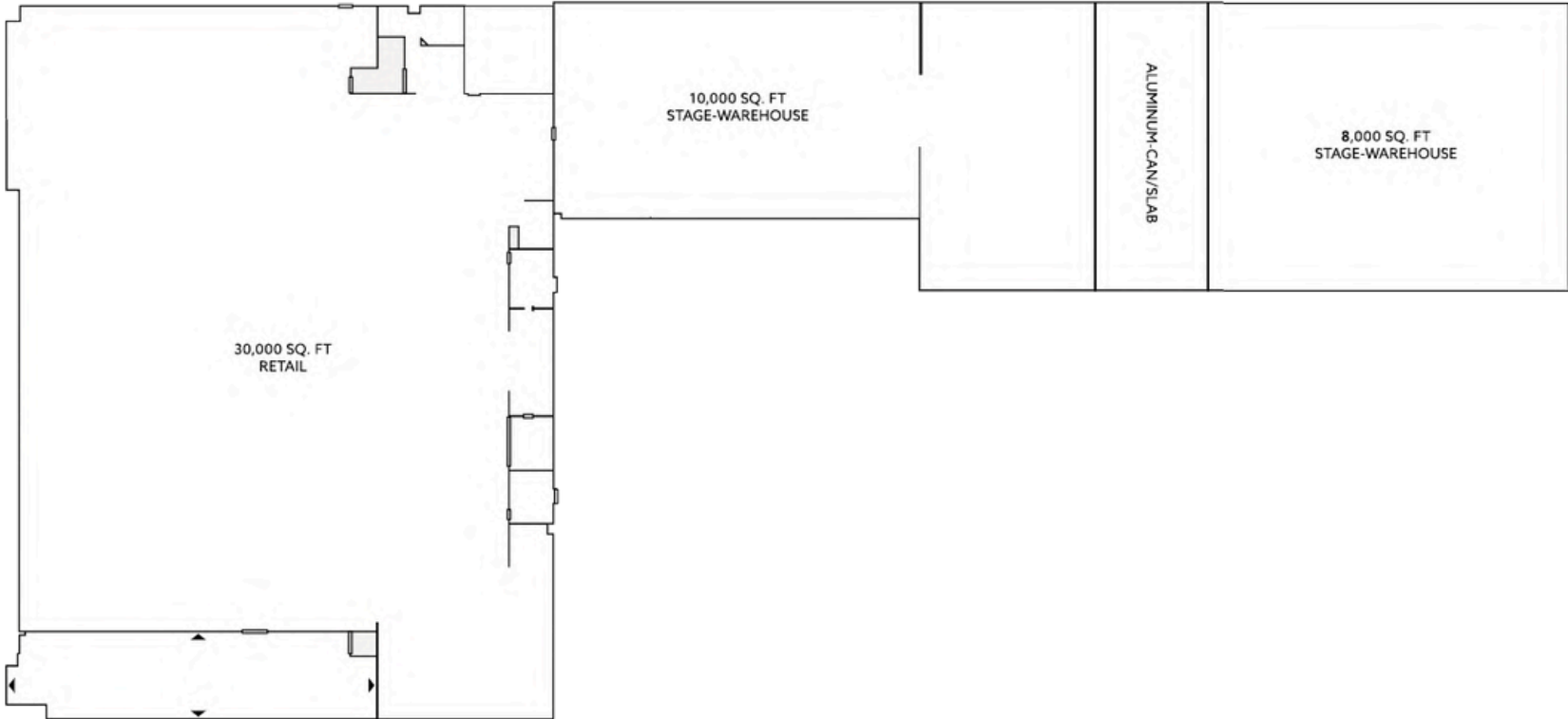
SITE OVERVIEW

| | |
|----------------------|-------------|
| TOTAL BUILDING SF: | 48,000 SF |
| TOTAL AC: | ±3.48 AC |
| ASKING PRICE: | \$4,776,000 |
| PRICE PER SF: | \$99.50 PSF |
| PEAK HEIGHT: | 15' 9" |
| MAXIMUM CLEAR SPAN: | 12' |
| MINIMUM WALL HEIGHT: | 10' |
| DOCK LEVEL DOORS: | 4 |
| BAY LEVEL DOORS: | 1 |
| PARKING SPACES: | 39 |

VIRTUAL TOUR LINK

PROPERTY HIGHLIGHTS

RARE INDUSTRIAL/SHOWROOM OPPORTUNITY LOCATED IN NORTH ROGERS DIRECTLY OFF OF HWY 62, FEATURING 30,000 SF OF FULLY CONDITIONED SHOWROOM/LAYOUT SPACE AND 18,000 SF OF DOCK-ACCESSIBLE STORAGE AND DISTRIBUTION SPACE, ALONG WITH ±0.9 ACRES OF FENCED LAYDOWN YARD; JUST A 2.9-MILE DRIVE TO I-49.



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AERIAL VIEW



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INTERIOR SHOWROOM PHOTOS



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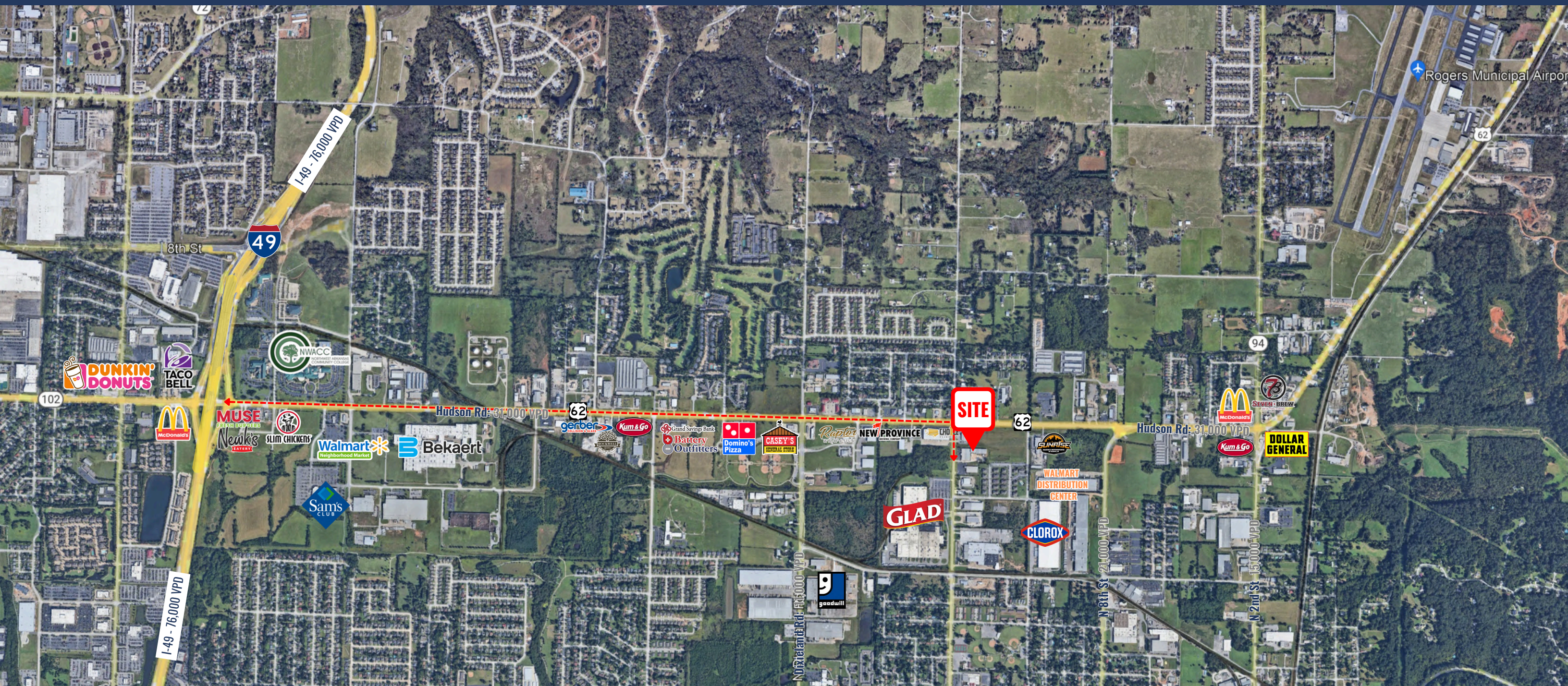
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INTERIOR WAREHOUSE PHOTOS



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INTERSTATE-49

2.9 MILES 8 MIN

WALMART HOME OFFICE

4.2 MILES 10 MIN

J.B. HUNT

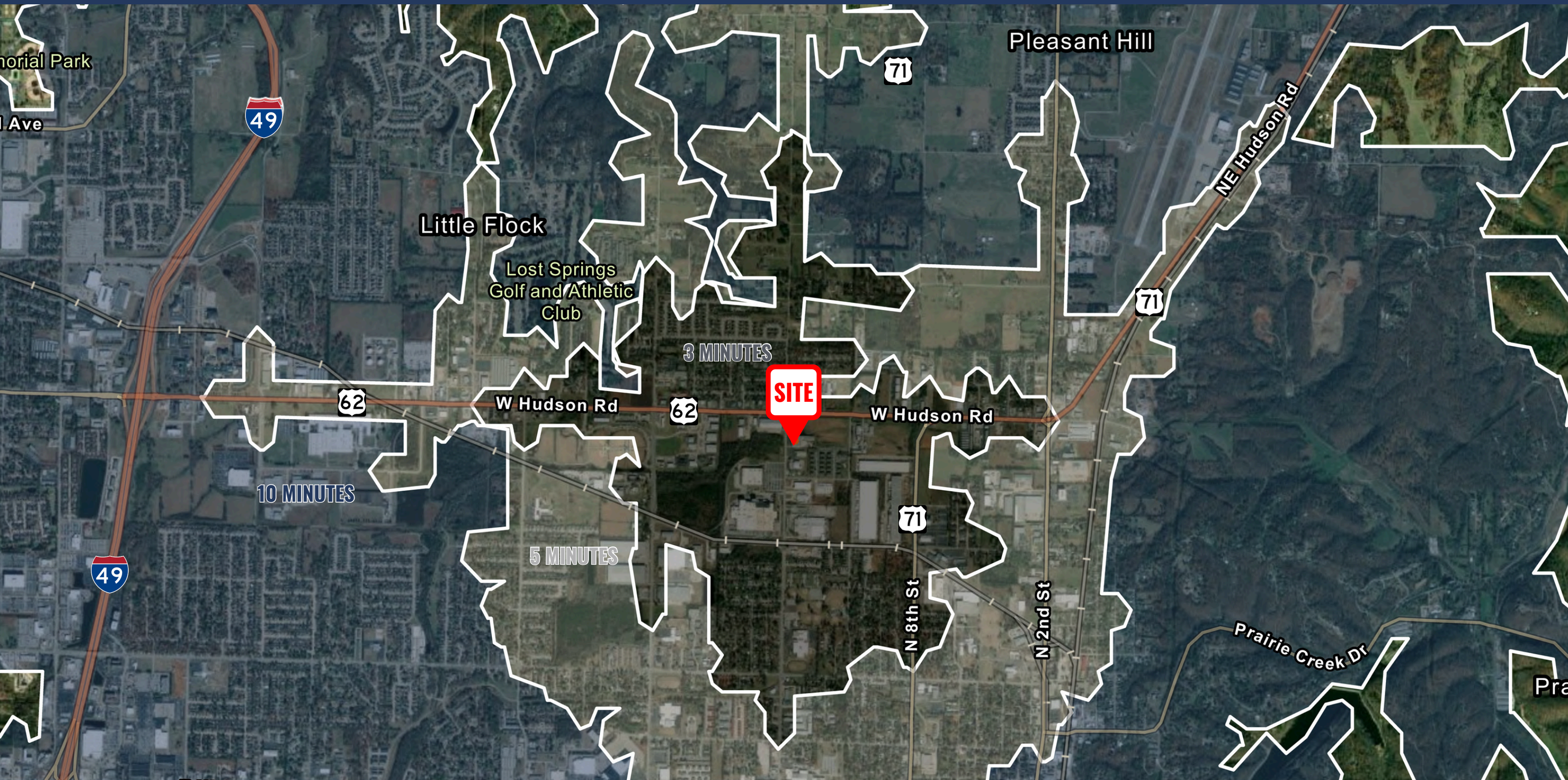
8.7 MILES 20 MIN

HWY 71B

0.1 MILES 5 MIN



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FOCUS

COMMERCIAL REAL ESTATE

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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Tucker's
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