



FOR LEASE

Asking Rate:

\$5.25 PSF NNN

*Yard space negotiable

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Accelerating success.

4204 S. Pinnacle Hills Parkway
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1315 N 13th Street

Rogers, Arkansas

Property Amenities

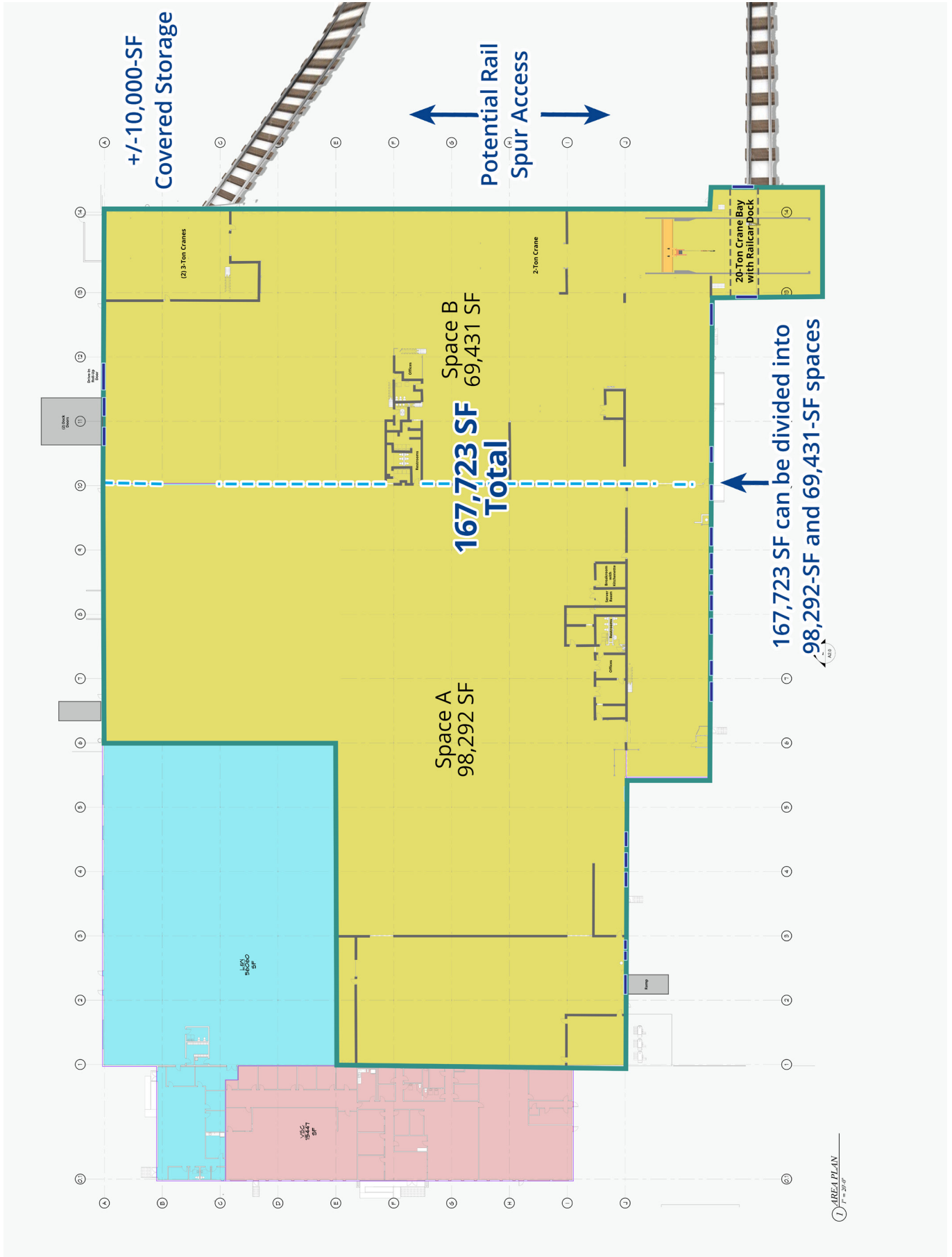
- 167,723 SF total
- Can be subdivided into 98,292 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- Multiple loading docks with ramps (see page three)
- 16'4" clear height
- Quick access to Highway 62 and 3.0 miles to Interstate 49
- Fully sprinkled
- Potential rail access with bay and rail car dock
- Potential +/- 2.4-acre yard with a +/- 10,000-SF covered storage area

Industrial Warehouse space for lease with quick access to Highway 62 near the N 13th Street and W Easy Street intersection in Rogers, Arkansas. Space may be subdivided and includes several loading docks, offices, kitchenette and 20-ton crane. Covered outdoor storage is included with potential rail access. Located on N 13th Street within 3.0 miles of I-49.

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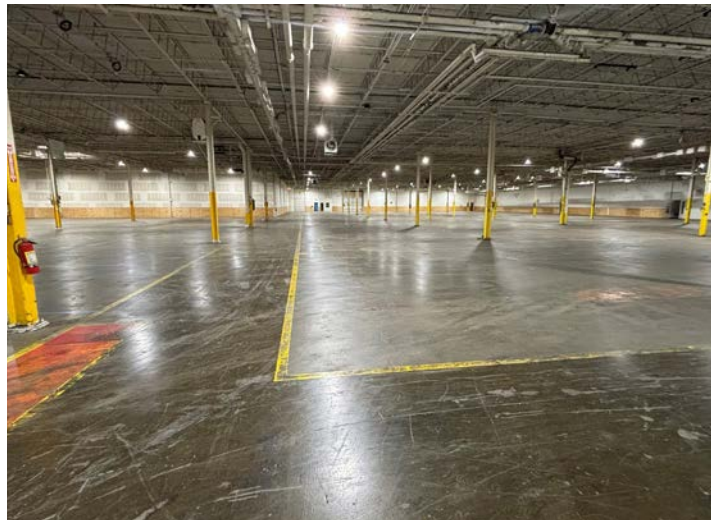
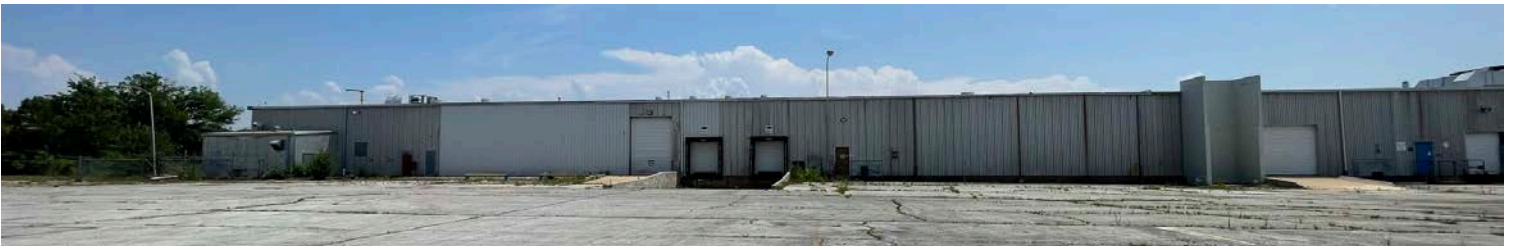
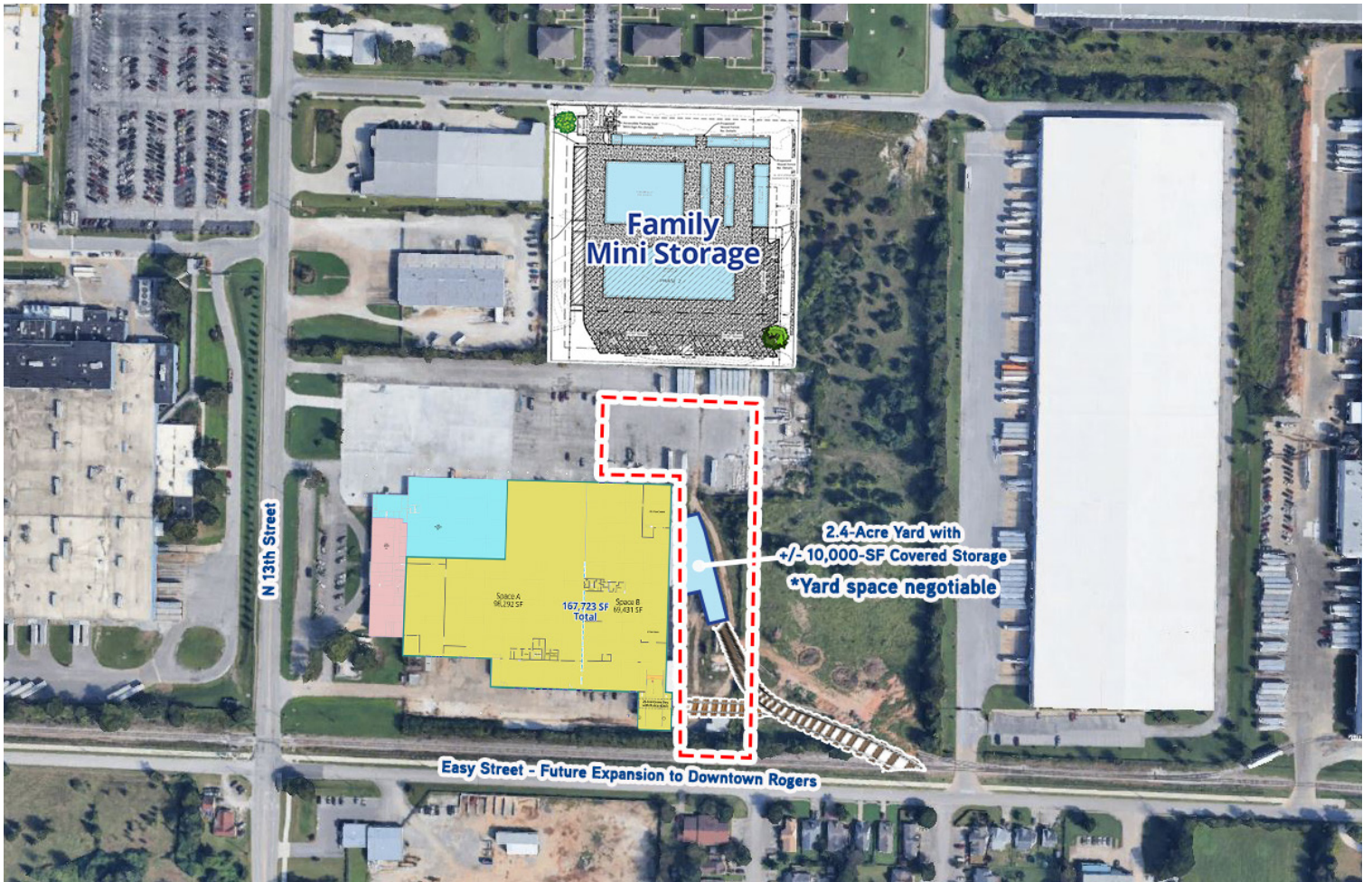
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Floor Plan

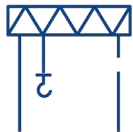


Micro Aerial

+/- 2.4-acre storage yard with
+/- 10,000-square-foot covered storage area



Location



- 20-ton crane bay with rail car dock
- (2) 3-ton cranes
- (1) 2-ton crane
- Clear height of 16'4"
- Office space with several restrooms
- Abundant storage space
- Heated
- (12) loading docks total with three ramps
- Covered loading area



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