

2702 LITTLE FLOCK DR, LITTLE FLOCK

# FLEX BUILDING FOR LEASE



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# LEASE OVERVIEW

AVAILABLE:	6,150 SF
RENT:	\$17.50 PSF   NNN
GRADE LEVEL DOORS:	2 TOTAL (12')
MIN WALL HEIGHT:	15' x 10"
PEAK HEIGHT:	22' x 8"
PARKING:	15+ SPACES
POWER CAPACITY:	1 PHASE — 220 AMP

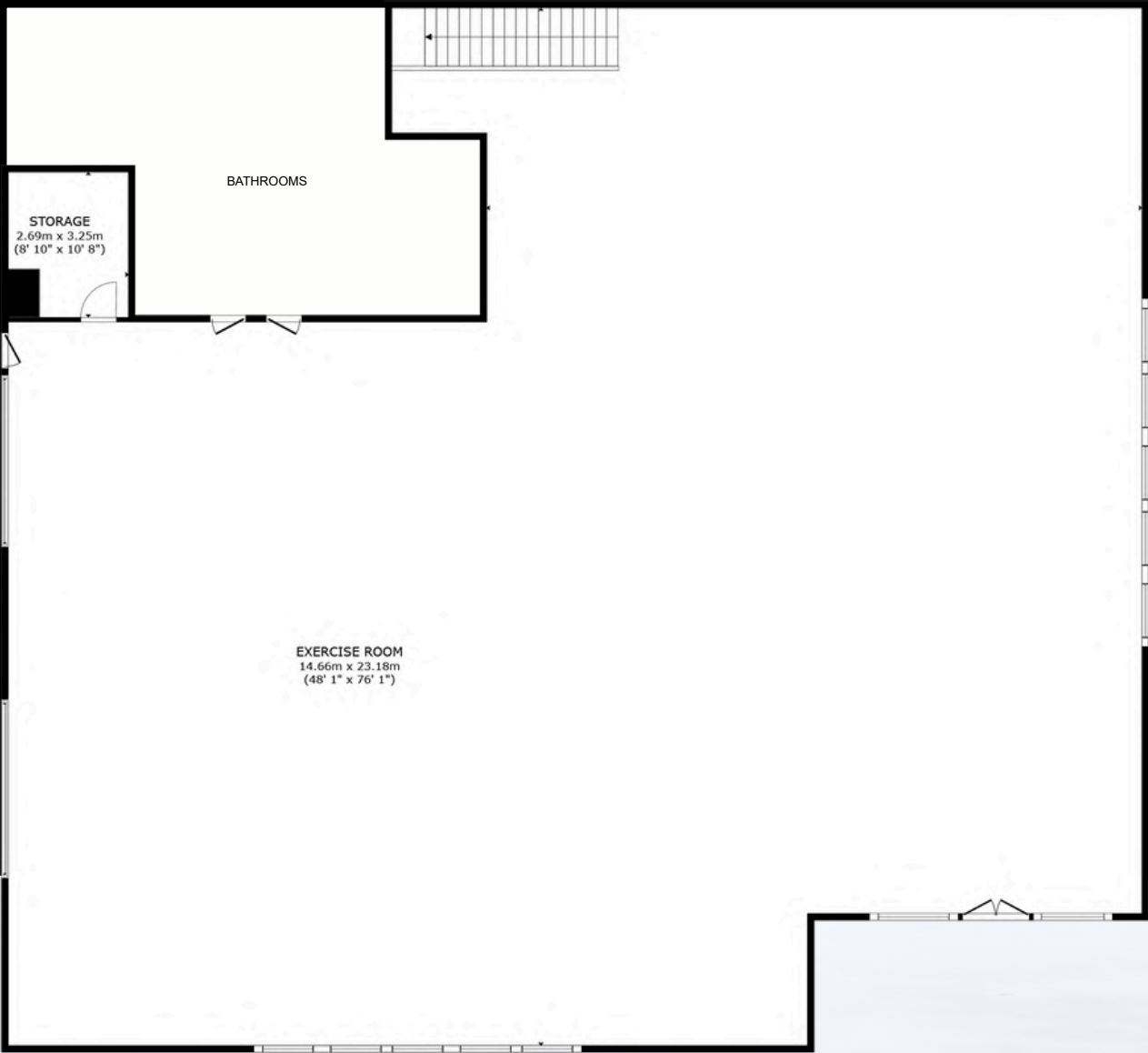
# EXECUTIVE SUMMARY

This 6,150 SF flex building, built in 2023, offers modern, versatile space ideal for office, showroom, or light industrial users in a prime Northwest Arkansas location. The property features full HVAC, two grade-level doors, 15+ parking spaces, a second-floor office area, two bathrooms each with a shower, approximately 15'10" minimum wall height with up to 22'8" peak height, and 1-phase, 220 amp power. **Located just 1.4 miles from I-49.** Offered at \$17.50 PSF NNN, this is a strong opportunity for tenants seeking high-quality, newer flex space with convenient regional connectivity.

360° VIRTUAL TOUR

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# FLOOR PLAN





# INTERIOR PHOTOS



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# 1.4 MILES FROM INTERSTATE-49



**FUTURE FLEX OFFICE DEVELOPMENT**

**SITE**

**Little Flock Dr**

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# AERIAL VIEW

**FUTURE FLEX OFFICE DEVELOPMENT**

**SITE**

**Little Flock Dr**

**1.4 MILES FROM I-49**

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# OVERHEAD VIEW / PARKING



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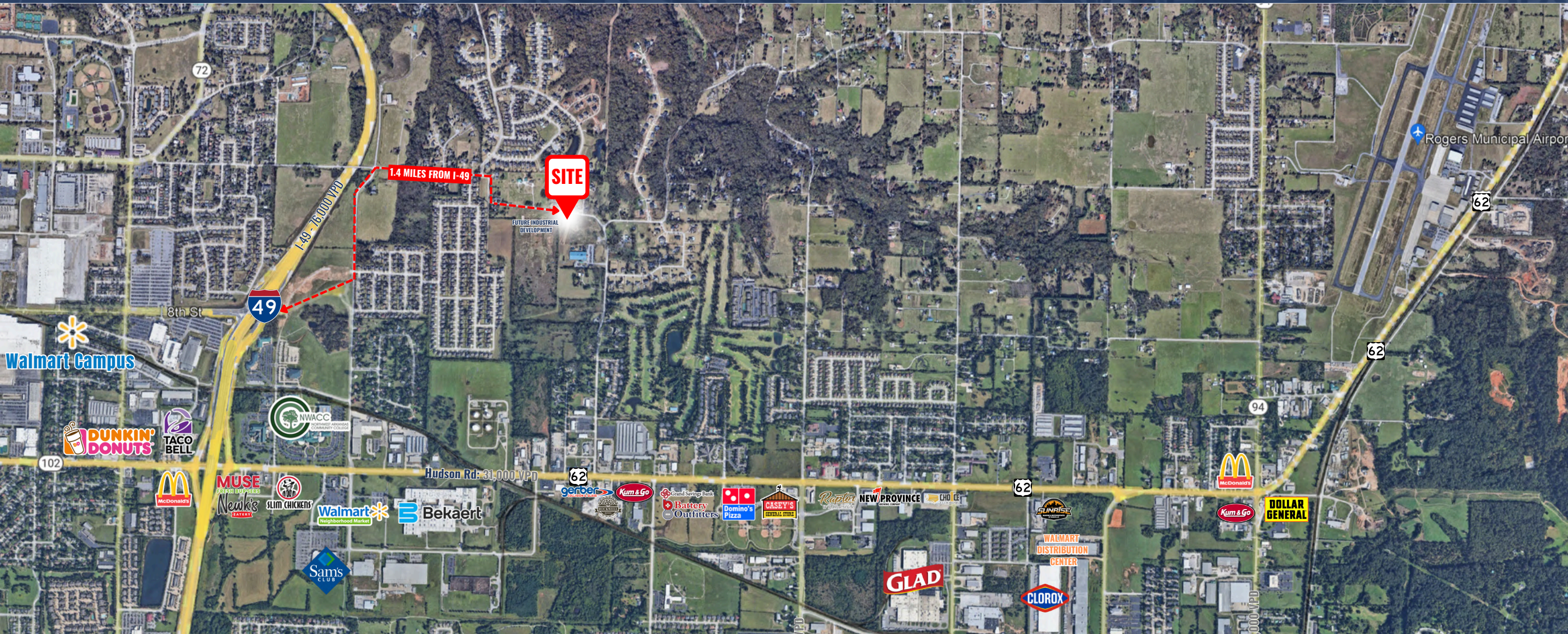
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# AERIAL VIEW



## INTERSTATE-49

 1.4 MILES  5 MIN

## HWY 62

 1.0 MILES  3 MIN

## HWY 71-B

 3.8 MILES  9 MIN

## WALMART HOME OFFICE CAMPUS

 2.4 MILES  7 MIN

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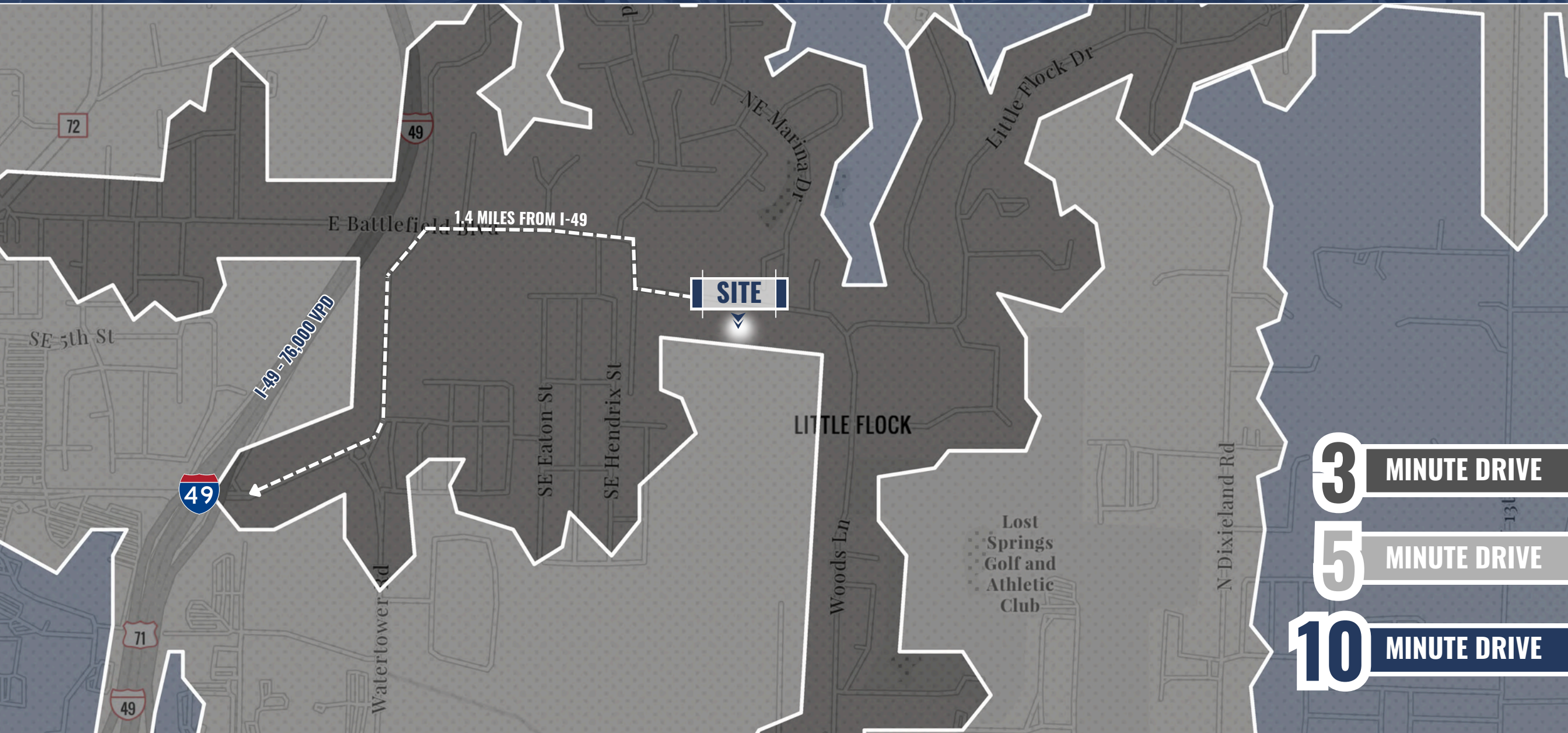
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# AERIAL MAP VIEW



**3** MINUTE DRIVE

**5** MINUTE DRIVE

**10** MINUTE DRIVE

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# CONTACT US



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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond. With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.

