

2702 LITTLE FLOCK DR, LITTLE FLOCK

FLEX BUILDING FOR LEASE



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FOCUS
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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

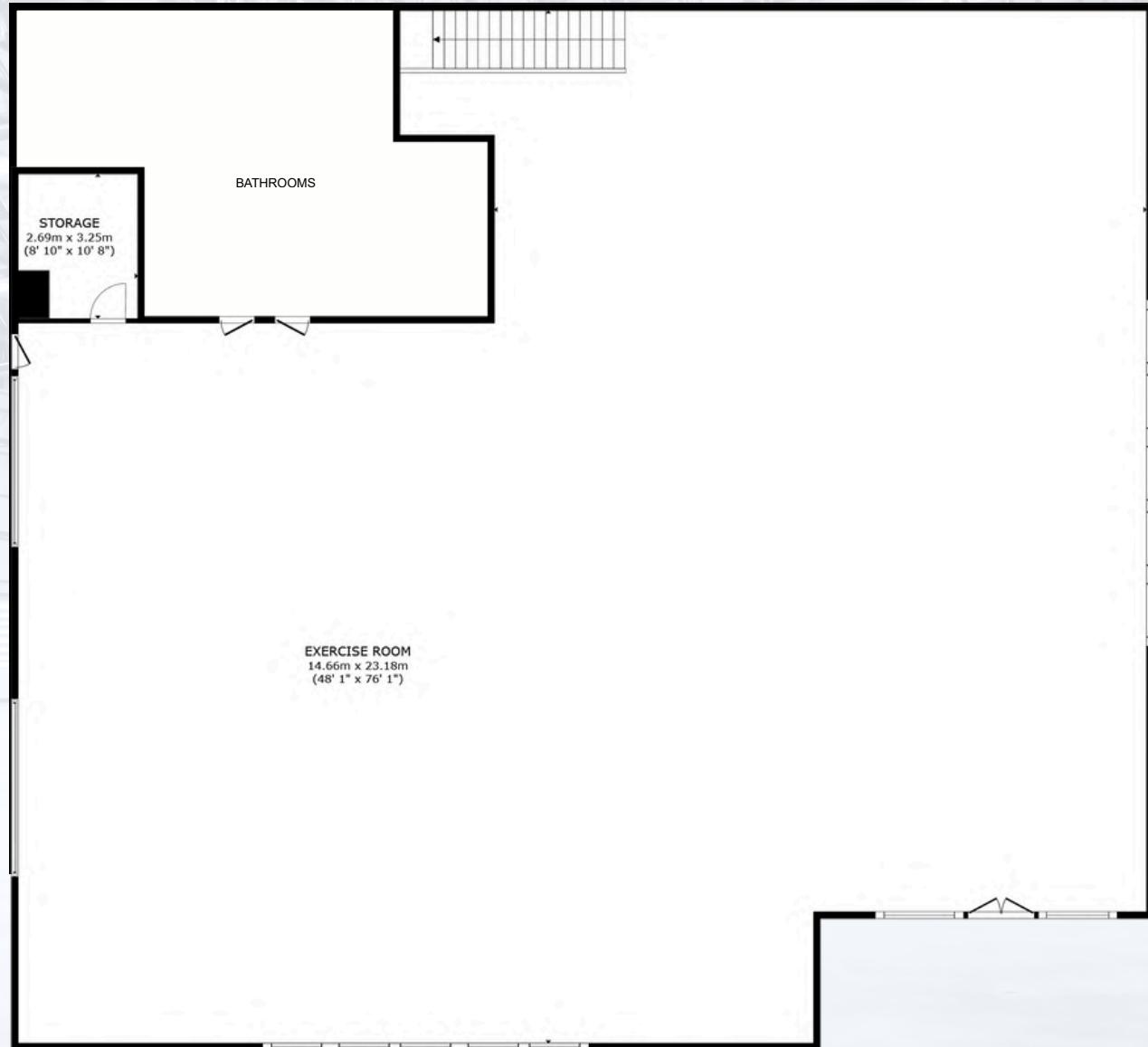
EXECUTIVE SUMMARY

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



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AERIAL VIEW



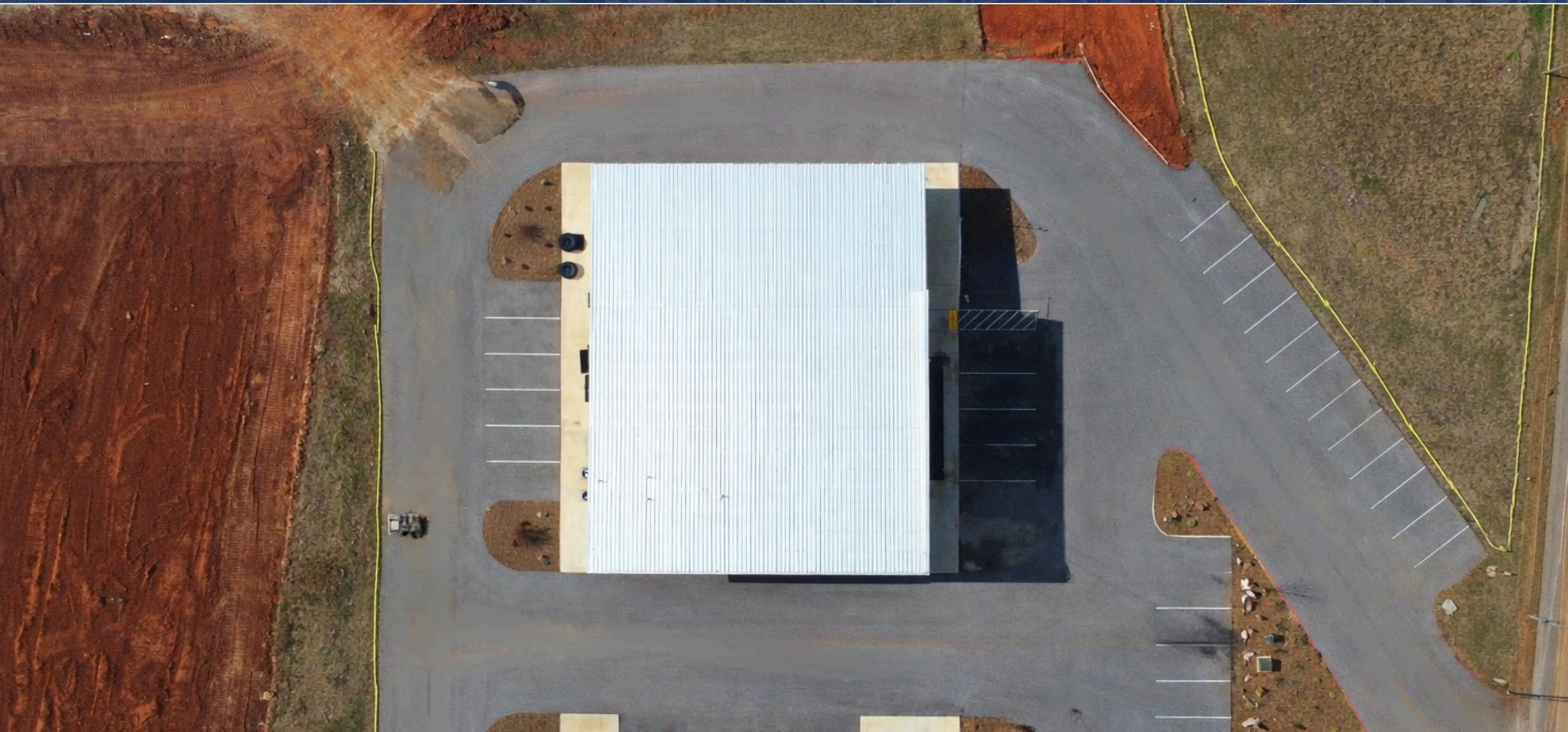
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OVERHEAD VIEW / PARKING



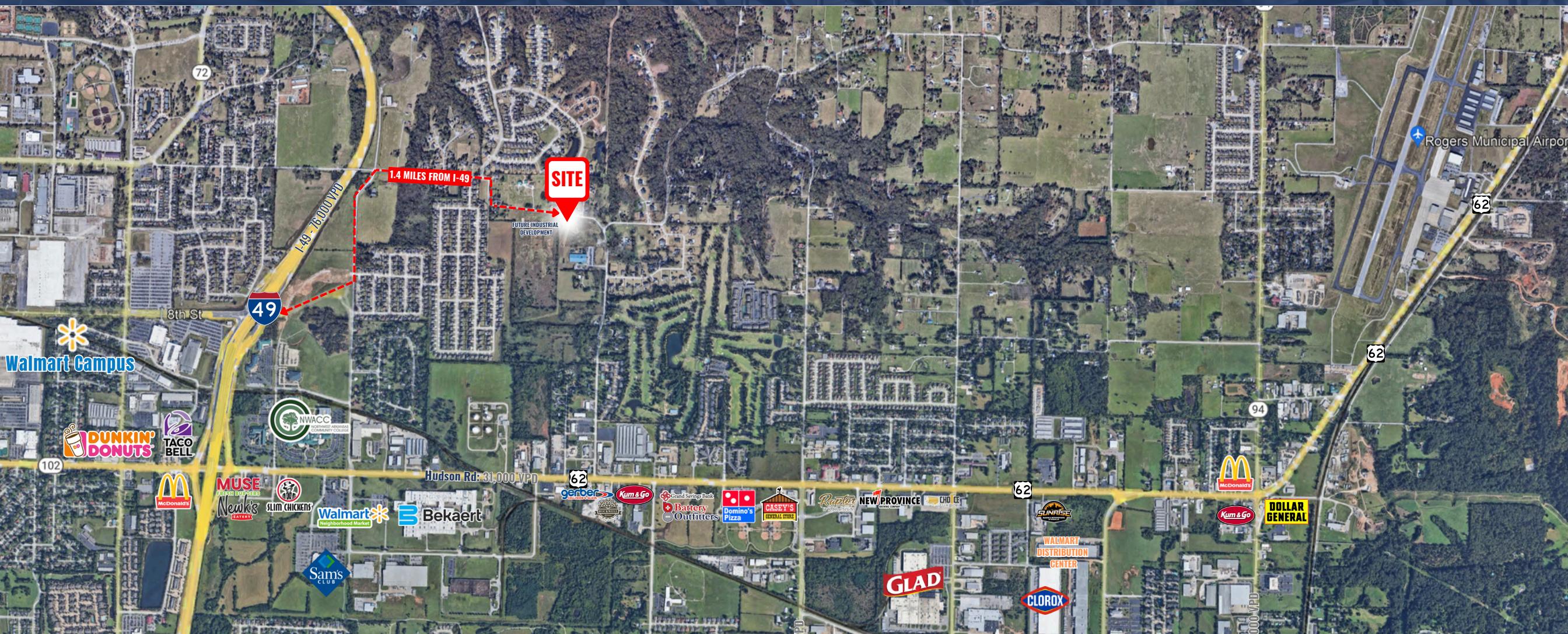
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AERIAL VIEW



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

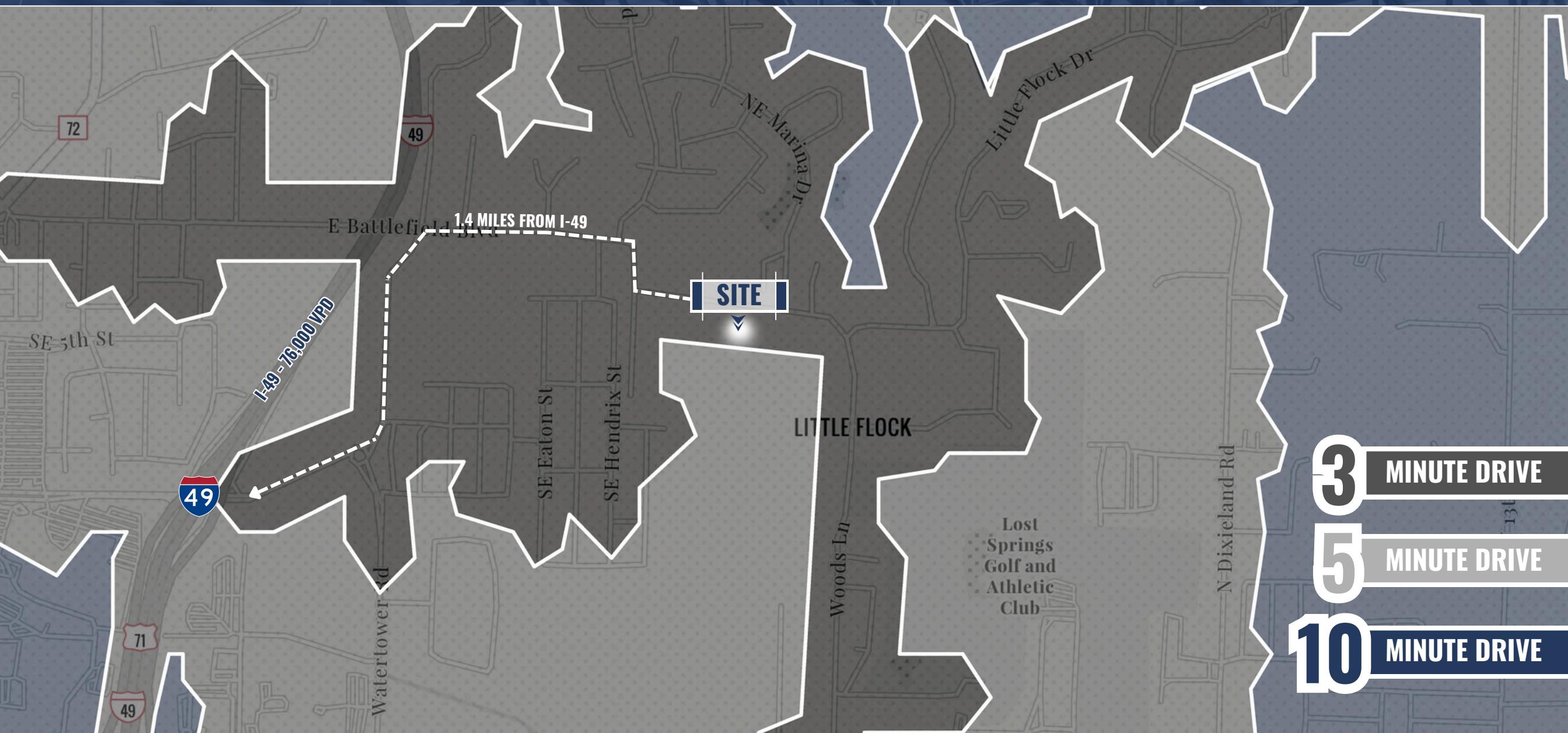
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AERIAL MAP VIEW



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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.

