

WAREHOUSE BUILDING FOR SALE OR LEASE

2003 TOWN WEST DRIVE, ROGERS, AR



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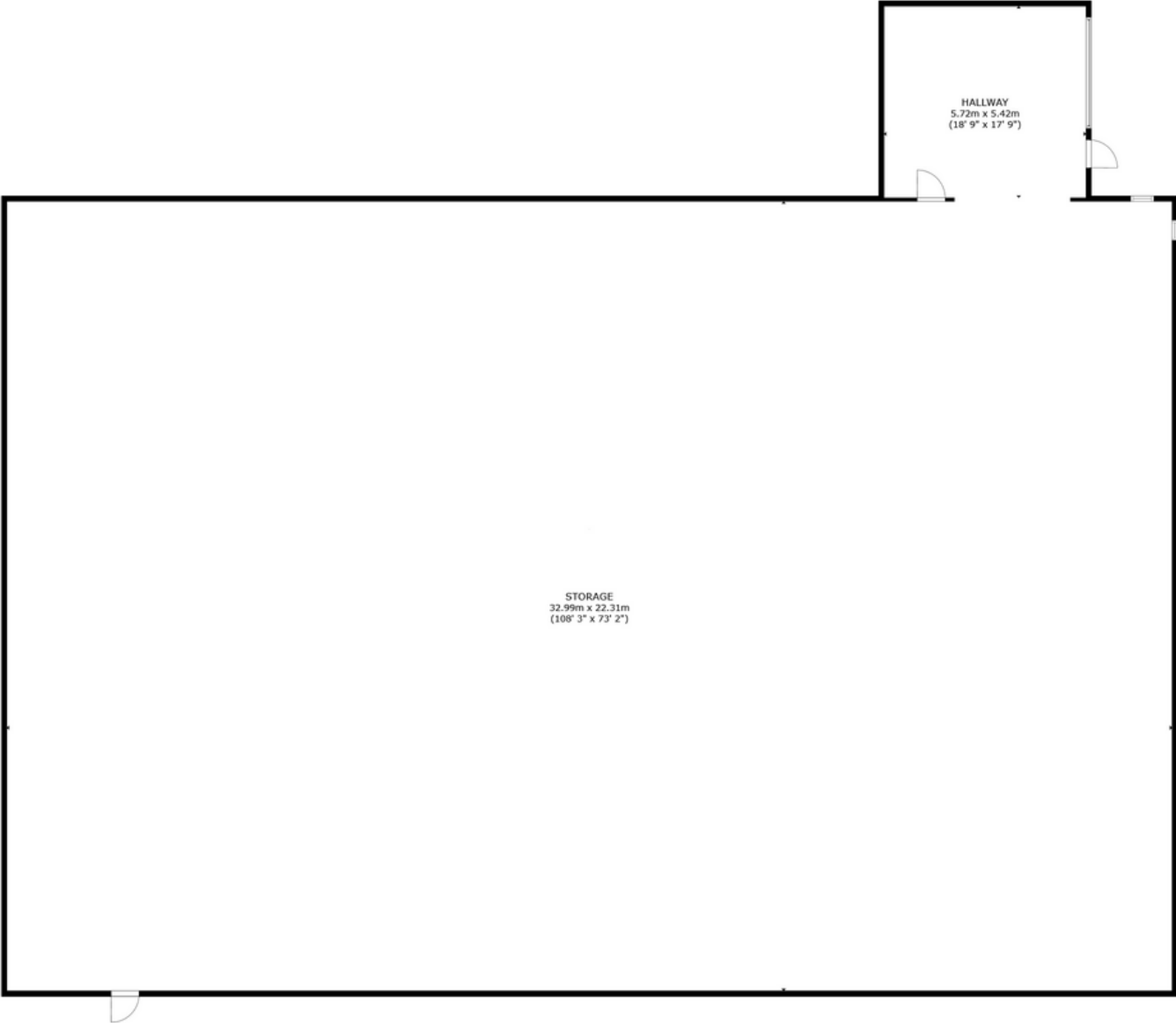
SITE OVERVIEW

AVAILABLE:	8,600 SF 0.73 AC
ASKING PRICE:	\$1,250,000
ASKING RENT:	\$10.50 PSF NNN
ZONING:	I-1
DOCK LEVEL DOOR:	1
MIN WALL HEIGHT:	17' 10"
MAX PEAK HEIGHT:	22' 6"
CLEAR SPAN:	16' 3"
POWER CAPACITY:	3-PHASE

SITE HIGHLIGHTS

LOCATED JUST 2.3 MILES FROM INTERSTATE-49, THIS 8,600 SF WAREHOUSE IS AVAILABLE FOR SALE AT **\$1,250,000** OR LEASE AT **\$10.50** PSF NNN. THE I-1 ZONED PROPERTY FEATURES ONE DOCK DOOR AND 3-PHASE POWER.

VIRTUAL TOUR LINK





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SITE PHOTO



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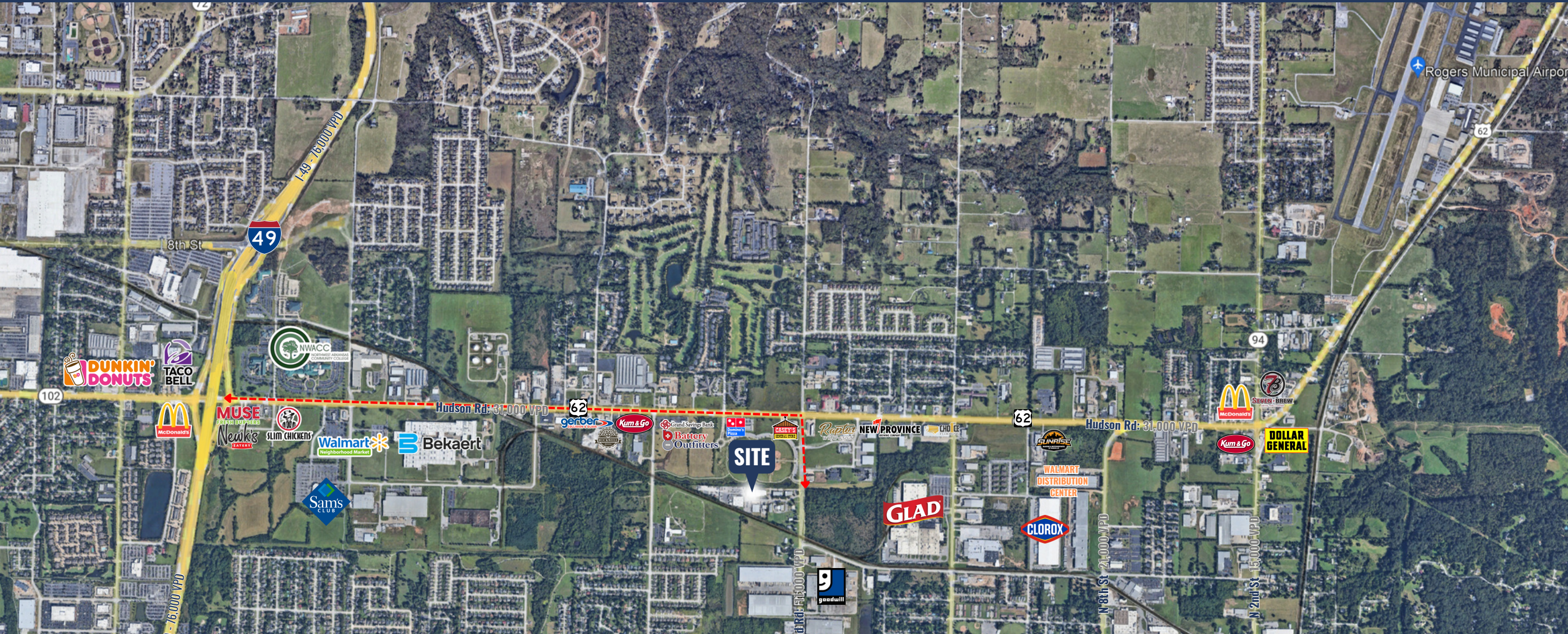
AERIAL VIEW



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INTERSTATE-49

2.0 MILES 4 MIN

HWY 62

0.3 MILES 1 MIN

HWY 71-B

1.3 MILES 4 MIN

WALMART HOME OFFICE CAMPUS

3.4 MILES 9 MIN

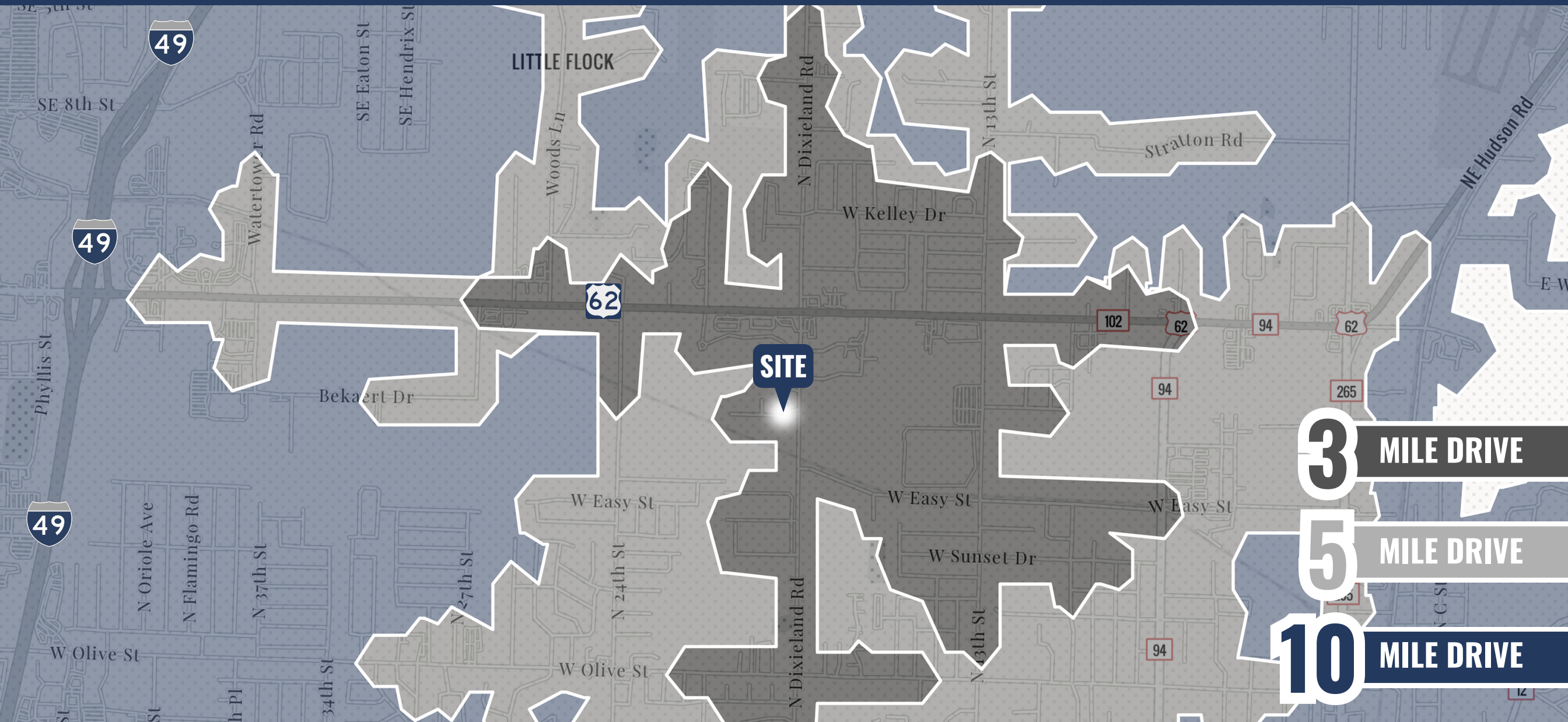


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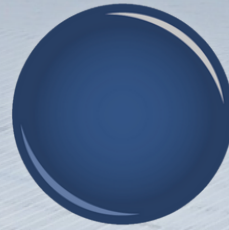
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DRIVE TIME MAP



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