

## About the property

Poplar St frontage, Prime Warehouse/Office space in the heart of Fayetteville. Walking distance to the Razorback Greenway. Powered by 3 phase, all 7,200sqft is temperature controlled, around 800 sqft is dedicated office space. Open warehouse space has an 18' center height and 16' wall height. There are three drive in doors: 10x10, 12x14, and 6x9. You can make full use of the .91 acre fenced in lot. Currently used as a brewery facility. Ideal location for a store front with warehouse space (hobby, apparel, etc) , resturant, or offices. Tenant build out negotiable, owner has exterior updates planned.



## Details of the Warehouse

Rent	\$15.75sqft .NNN
Available	8,000sqft approx
Finish level	All Heated and Cooled
Property type	Industrial Park
Term	Min 3 year, finish neg
Lot	.91 acres fully fenced

## Collier & Associates

Amanda Wells, Executive Broker AR & MO  
479-799-1638 awells.realtor@gmail.com  
Agent License # EB00076048



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# FOR LEASE

## Commercial Investment



Previous Use :  
Brewery Warehouse,  
Resturant, Retail



#### QUALITY OF SPACE

Seller is planning exterior renovations. Property will be cleared once tenant moves out. Tenant finishout is negotiable.



#### VALUE FOR MONEY

Full space is heated and cooled. Three phase electric. Around 800sqft is framed in for office space. Three bay doors and large store front.



#### Business Planning

Great location for store front with manufacturing space, resturant, hobby shop, retail, warehouse.

## Address

535 Poplar, Fayetteville, AR 72703

On Razorback Greenway. Positioned in between Gregg Ave and Garland Ave. U of A campus and extension buildings in the immediate surrounding area.