



FOR SALE OR LEASE

Rate:

\$3.50 PSF NNN

Contact us:

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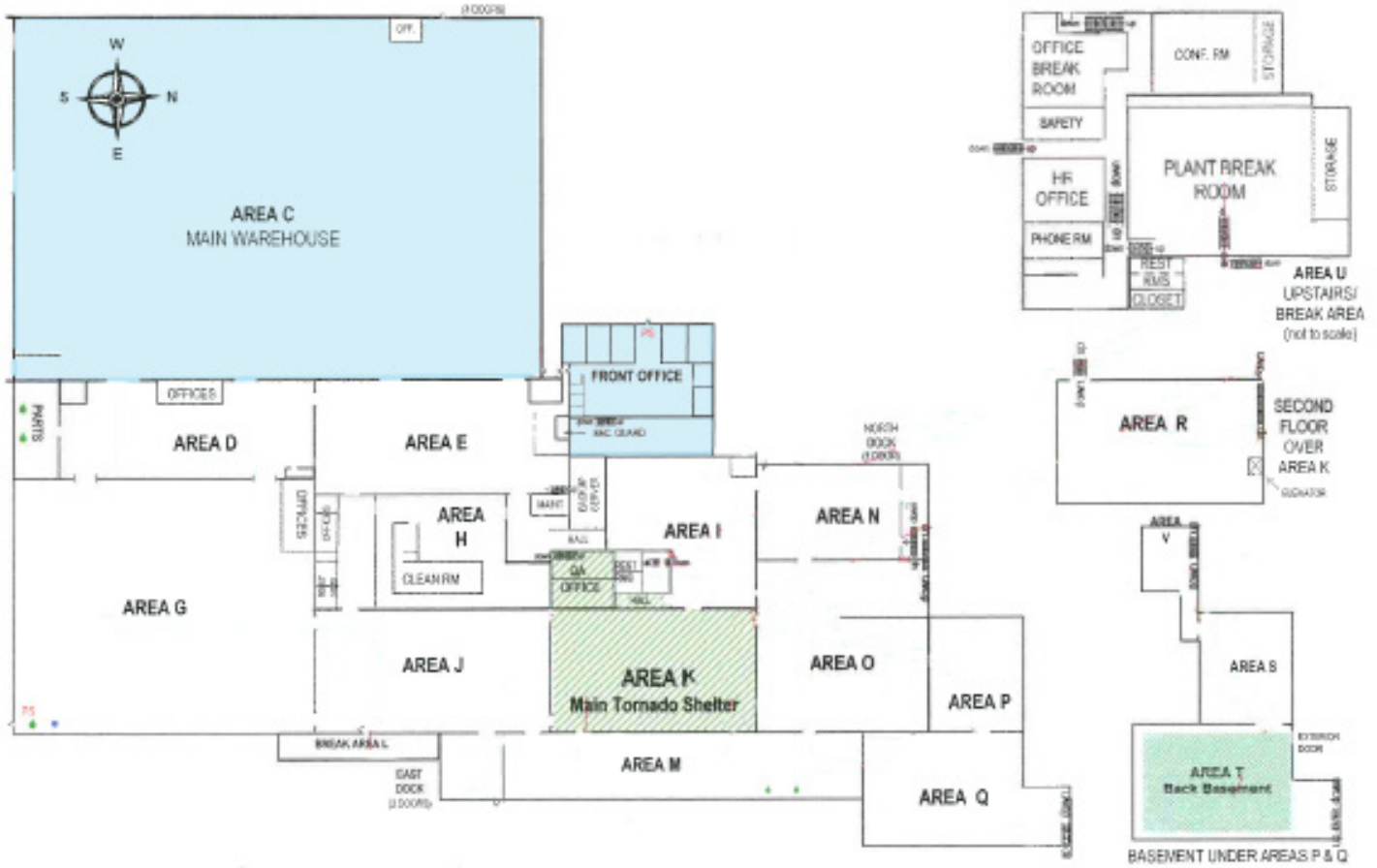
501 N Lincoln Street Siloam Springs, Arkansas

Property Features

- +/- 80,000 to 196,732 square feet of industrial warehouse for sale or lease
- 16 feet to 18 feet clear heights with heavy power
- 8 docks and roll-up doors
- Fully sprinkled warehouse with multiple offices
- Potential rail access to the Kansas City Southern Railroad
- Blended rate for areas of divisibility (see page two layout)

Building is equipped with many features including accessible dock doors, office / break rooms and covered delivery area. Property has easy access to Highway 412 and the area includes amenities to restaurants, retailers and is near Historical Downtown Siloam Springs.

LAYOUT & PHOTOS



Dock doors
Roll-up doors



Quick access to
Highway 412

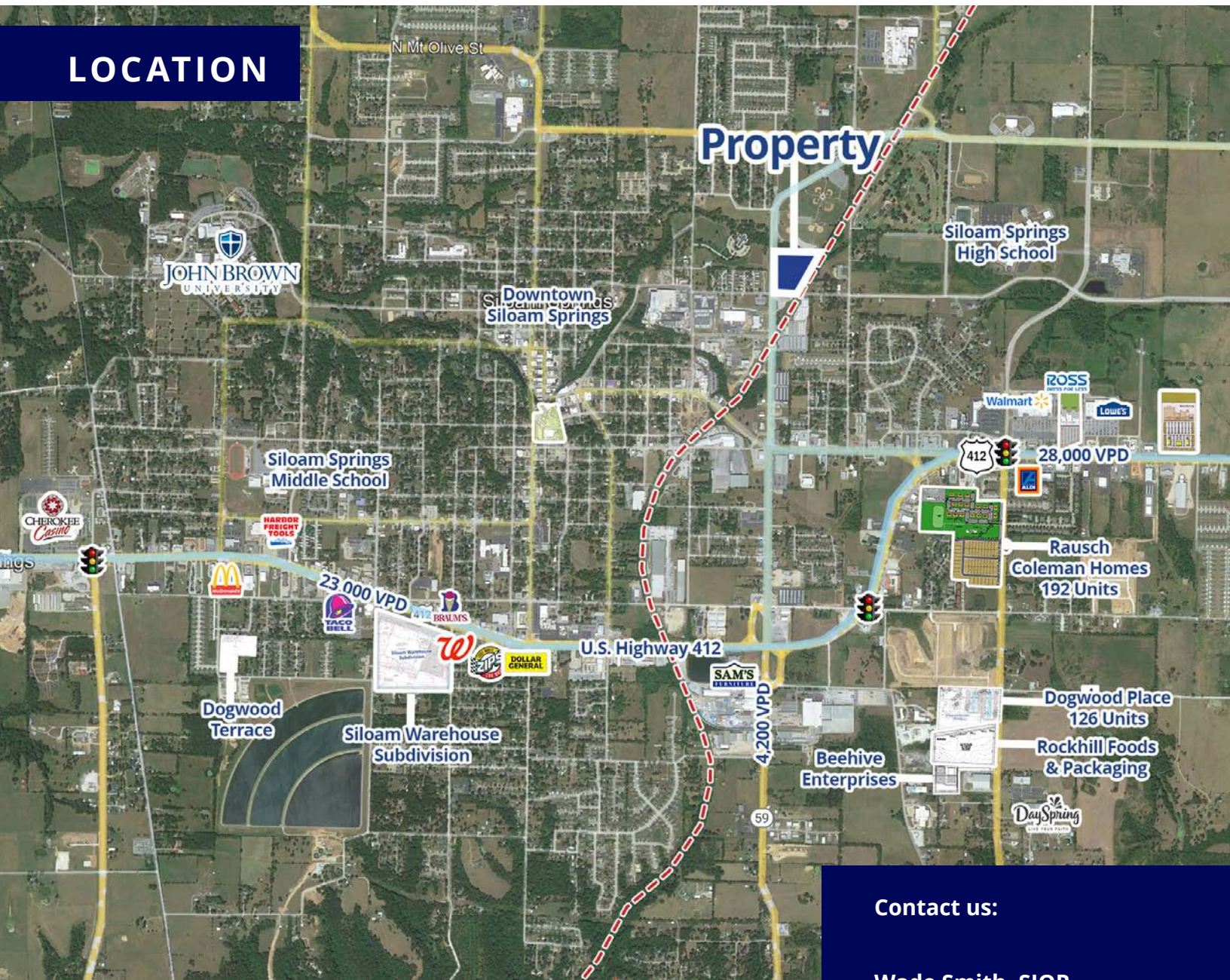


Near downtown
and Highway
412 retail



Heavy
power

LOCATION



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population (2023) | 5,869 | 20,505 | 25,758 |
| Projected Population (2028) | 6,000 | 22,055 | 27,816 |
| Average HH Income (2023) | \$74,242 | \$81,462 | \$82,399 |
| Proj. Average HH Income (2028) | \$86,638 | \$92,008 | \$93,816 |
| Households (2023) | 1,917 | 7,125 | 9,026 |

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