

WAREHOUSE SPACE FOR LEASE

1312 SUNCHASE COURT

UNIT 1, ROGERS, AR 72756



PALMER HAYS, SIOR MEMBER ASSOCIATE
INDUSTRIAL & LAND SPECIALIST
479.466.8499
PALMER@BENNETTCRE.COM

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

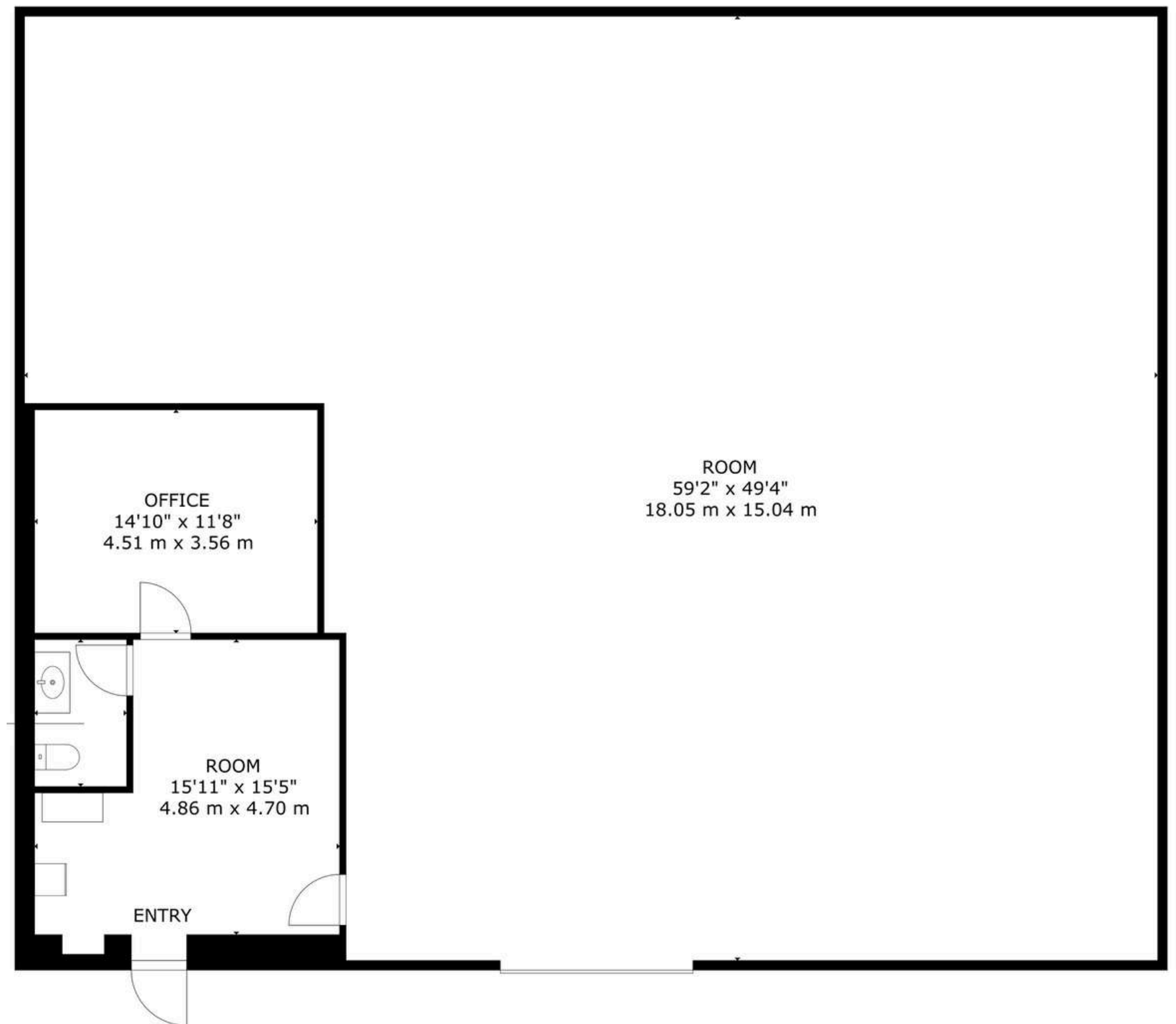
SITE OVERVIEW

AVAILABLE:	±3,000 SF
ASKING RENT:	\$10.50 PSF
RENT TYPE:	MODIFIED GROSS (+UTILITIES)
GRADE LEVEL DOORS:	1 (12' x 10')
WALL HEIGHT:	19'
UNIT DIMENSIONS:	59' x 49'

PROPERTY HIGHLIGHTS

- + LESS THAN 1 MILE FROM I-49
- + ONE SMALL OFFICE AND HALF BATH (±420 SF)
- + TENANT RESPONSIBLE FOR SEPARATELY METERED UTILITIES
- + A FANTASTIC USE FOR DRY STORAGE, CONTRACTING WAREHOUSE, OR LIGHT INDUSTRIAL PURPOSE

VIRTUAL TOUR LINK



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AERIAL VIEW



SITE
3,000 SF

S RAZORBACK RD

S RAZORBACK RD

W 15TH ST

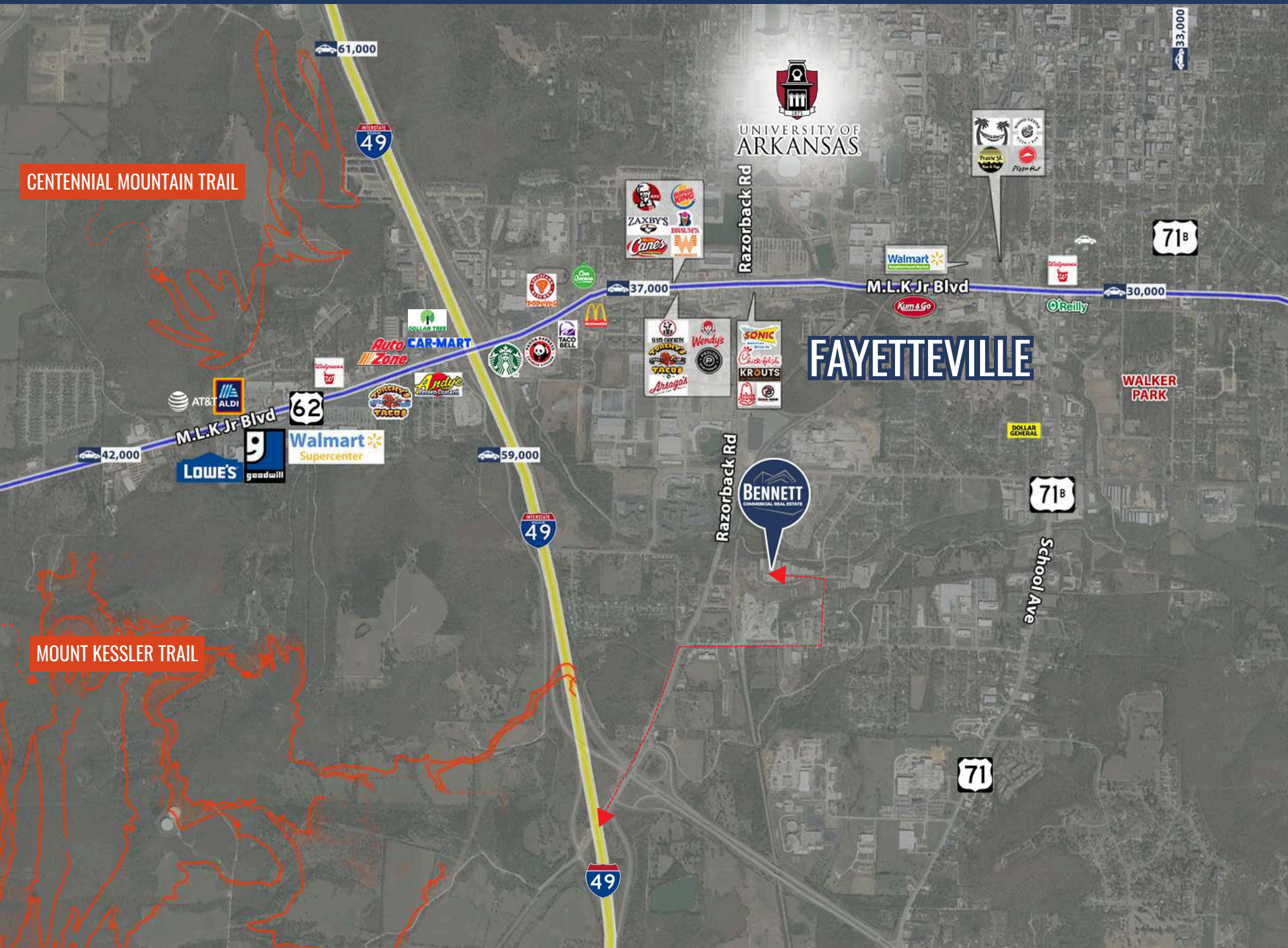


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AERIAL VIEW



INTERSTATE-49

1 MILE 3 MIN

HWY 71-B

1 MILE 3 MIN

HWY 265

1.5 MILES 4 MIN

HWY 62

2.3 MILES 7 MIN

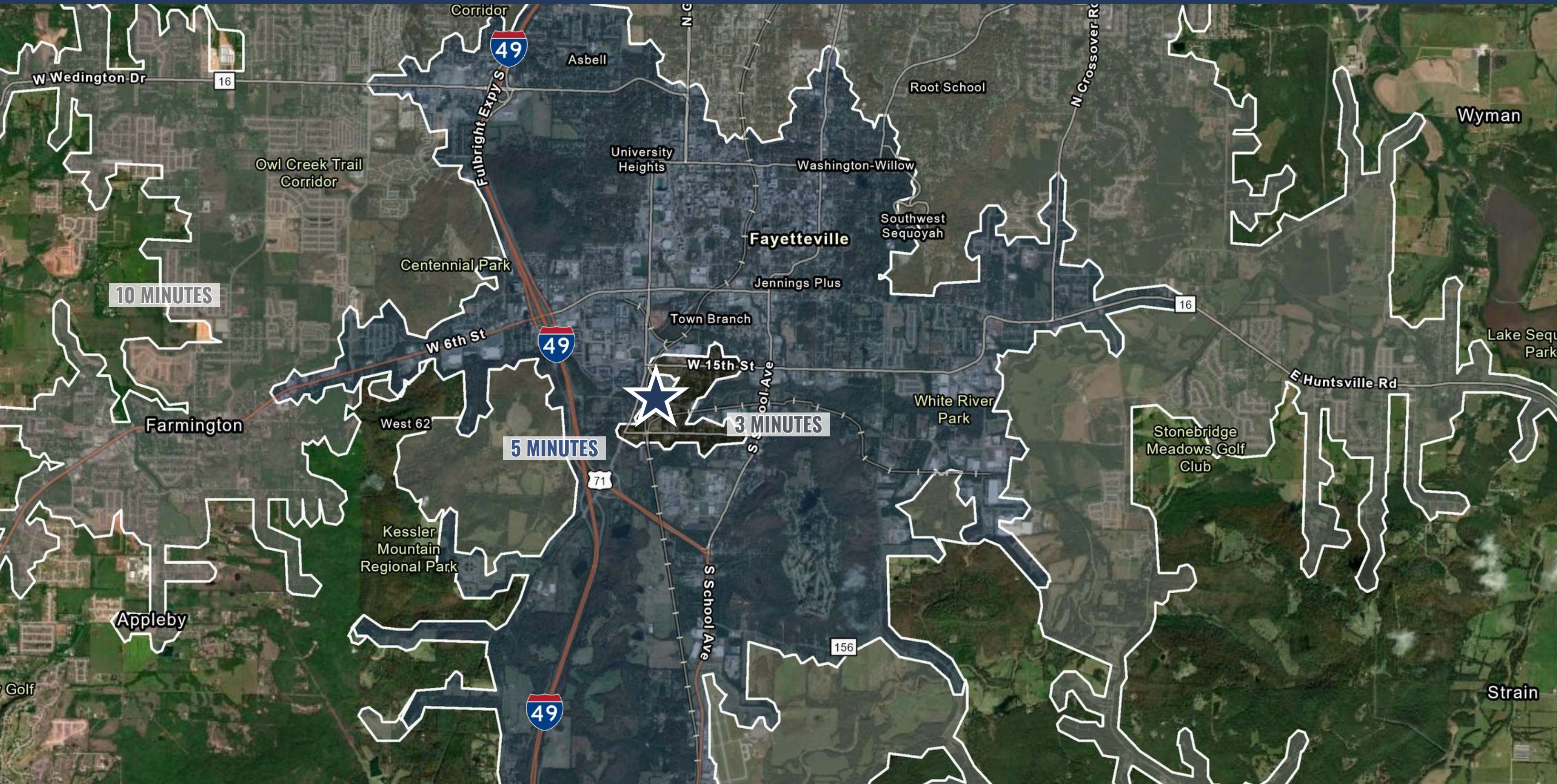


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DRIVE TIME MAP



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BENNETT
COMMERCIAL REAL ESTATE

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