

Warehouse/Office Space for Lease



SITTON GROUP

OFFICE | 479.372.4052



3650 WAGON WHEEL DR.
SPRINGDALE AR

NNN LEASE - NNN LEASE - NNN LEASE - NNN LEASE

PROPERTY OVERVIEW



Overview

Address: 3650 Wagon Wheel Rd.

City / State: Springdale Arkansas

Lease Rate & Type: \$12.75 / SF NNN

Property Type: Warehouse/Office

Office Space: 3,700 SF +/-

Warehouse Space: 13,300 SF +/-

Building Size: 17,000 SF +/-

DEMOGRAPHICS

	<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
POPULATION	41,174	107,706	295,684
HOUSEHOLDS	13,214	35,910	107,490
AVERAGE AGE	35.6	35.2	35.7
AVERAGE HOUSEHOLD INCOME	\$98,697	\$108,827	\$106,251
BUSINESSES	926	2,959	9,251

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PROPERTY PHOTOS

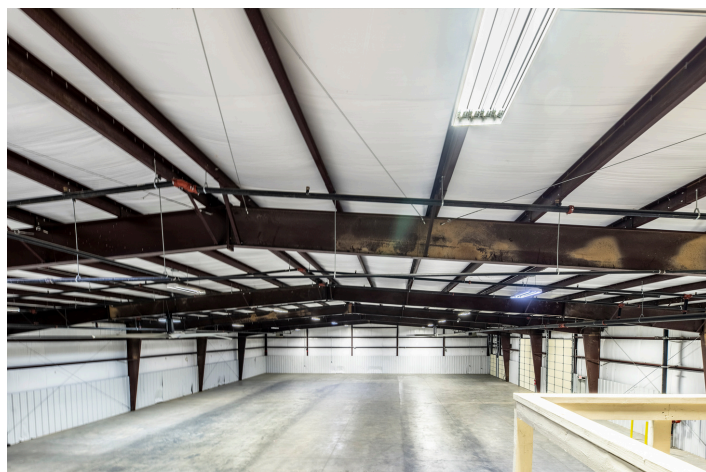


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PROPERTY HIGHLIGHTS



This premium 17,000 SF property offers an ideal blend of warehouse and office space, perfect for your business needs.

Warehouse (13,300 SF):

- 24'9" ceiling height
- Two industrial roll-up doors & two dock-high doors
- Single-phase 240 electric
- 4 heaters & 2 high-performance industrial fans
- Polished concrete flooring
- 1 bathroom, 1 storage closet, and 2 mezzanine-level storage areas

Office Space (3,700 SF):

- Kitchenette/breakroom with stainless steel appliances
- 3 interior offices (2 with observation windows) & 6 offices with exterior windows
- Large conference room
- Eyewash station, AV/IT/server room
- 2 bathrooms with LVT/tile flooring throughout

Conveniently located in Springdale, this property combines functionality and style to meet the demands of modern businesses. Contact us today for more information!

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CALL US FOR MORE INFORMATION

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