



Lease Rate Price:

\$9.25/SF NNN

Sale Price:

Negotiable

Contact us:

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FOR LEASE OR SALE

401 W Stribling Dr Rogers, Arkansas

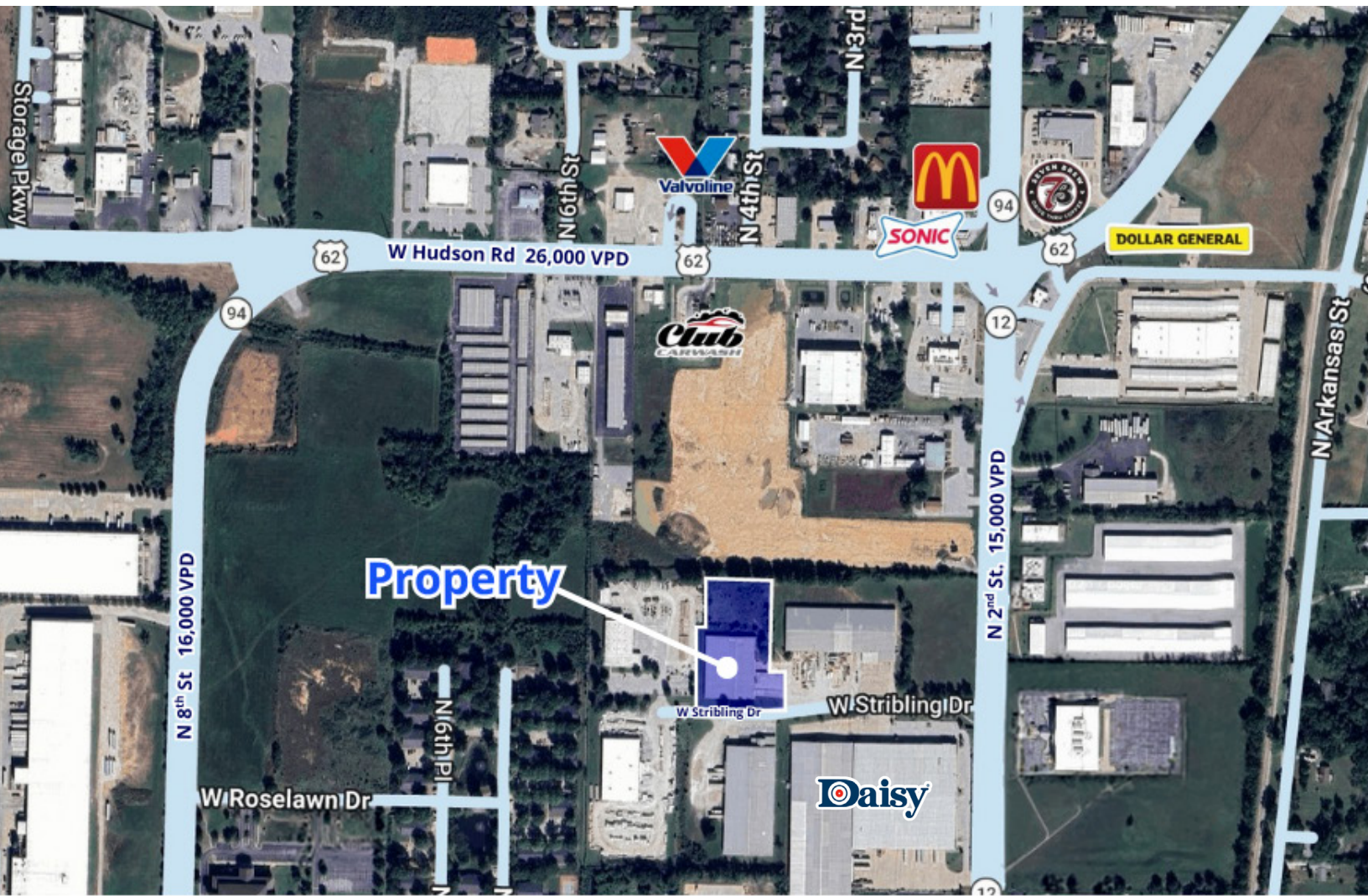
32,000 SF warehouse situated on 2.49 acres just north of the thriving downtown Rogers area. The property is fully heated and sprinklered and features four loading docks plus one roll-up door. Approximately 1,000 SF is built out with two offices and two restrooms. Located in the heart of rapidly growing Northwest Arkansas with easy access to regional highways, nearby retail, dining, and logistics services—ideal for distribution, light industrial, or e-commerce operations.

Property Highlights

- **Size & Land:** 32,000 SF warehouse on 2.49 acres.
- **Loading & Clearance:** 4 dock doors, 1 roll-up door, 15ft to 20ft clear height in warehouse.
- **Office & Utilities:** Two offices and two restrooms; fully heated and sprinklered; includes security system.
- **Location & Access:** Downtown Rogers location in Northwest Arkansas near major highways, retail and dining amenities, and regional logistics hubs.
- **Potential Outdoor Storage**

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PROPERTY PHOTOS

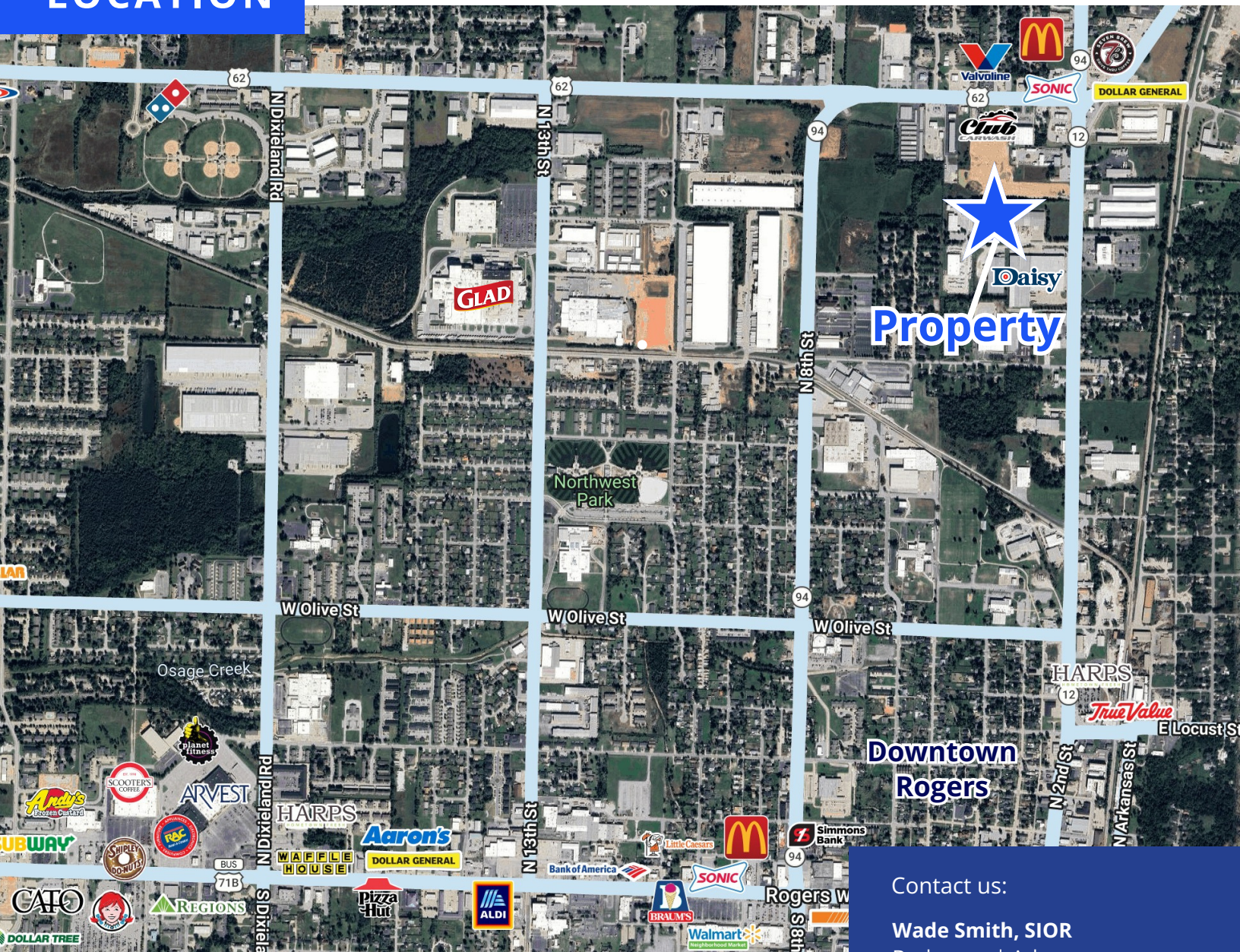


PROPERTY PHOTOS

Potential Outdoor Storage



LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2026)	4,889	42,567	89,598
Projected Population (2031)	5,264	45,570	97,337
Average HH Income (2026)	\$108,482	\$98,349	\$69,562
Households (2026)	1,596	15,708	107,315

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