

# NEW CONSTRUCTION WAREHOUSE/FLEX FOR LEASE

## 1894 E 1ST AVE

Bentonville, AR 72713



### VIDEO

#### PROPERTY DESCRIPTION

Position your business for success in this brand-new +/- 7,958 SF warehouse/flex building ideally located just off Highway 264, directly in front of XNA. Custom build for offices is available with a 4 week turnaround for qualified tenant. The warehouse offers excellent accessibility and operational efficiency with a drive-in doors ideal for distribution, light manufacturing, or flex users. Strategically positioned just 8.5 miles to the I-49 interchange, approx. 20 minutes to J.B. Hunt HQ, and approx. 25 minutes to Walmart's New HQ Campus. This property is an exceptional opportunity for logistics, service, or growth-oriented businesses.

#### PROPERTY HIGHLIGHTS

- Brand new warehouse/flex building
- One drive in door for efficient loading and daily operations
- Custom office buildout in 4 weeks for qualified tenant
- Approximately 25 minutes to Walmart New Home Office Campus

#### OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
Number of Units:	1
Available SF:	7,958 SF
Lot Size:	10.83 Acres

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	51	615	6,968
Total Population	164	1,894	20,576
Average HH Income	\$164,391	\$150,353	\$168,194

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### SALMONSEN GROUP

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Each Office Independently Owned and Operated [salmonsengroup.com](http://salmonsengroup.com)

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## 1894 E 1ST AVE - BUILDING B

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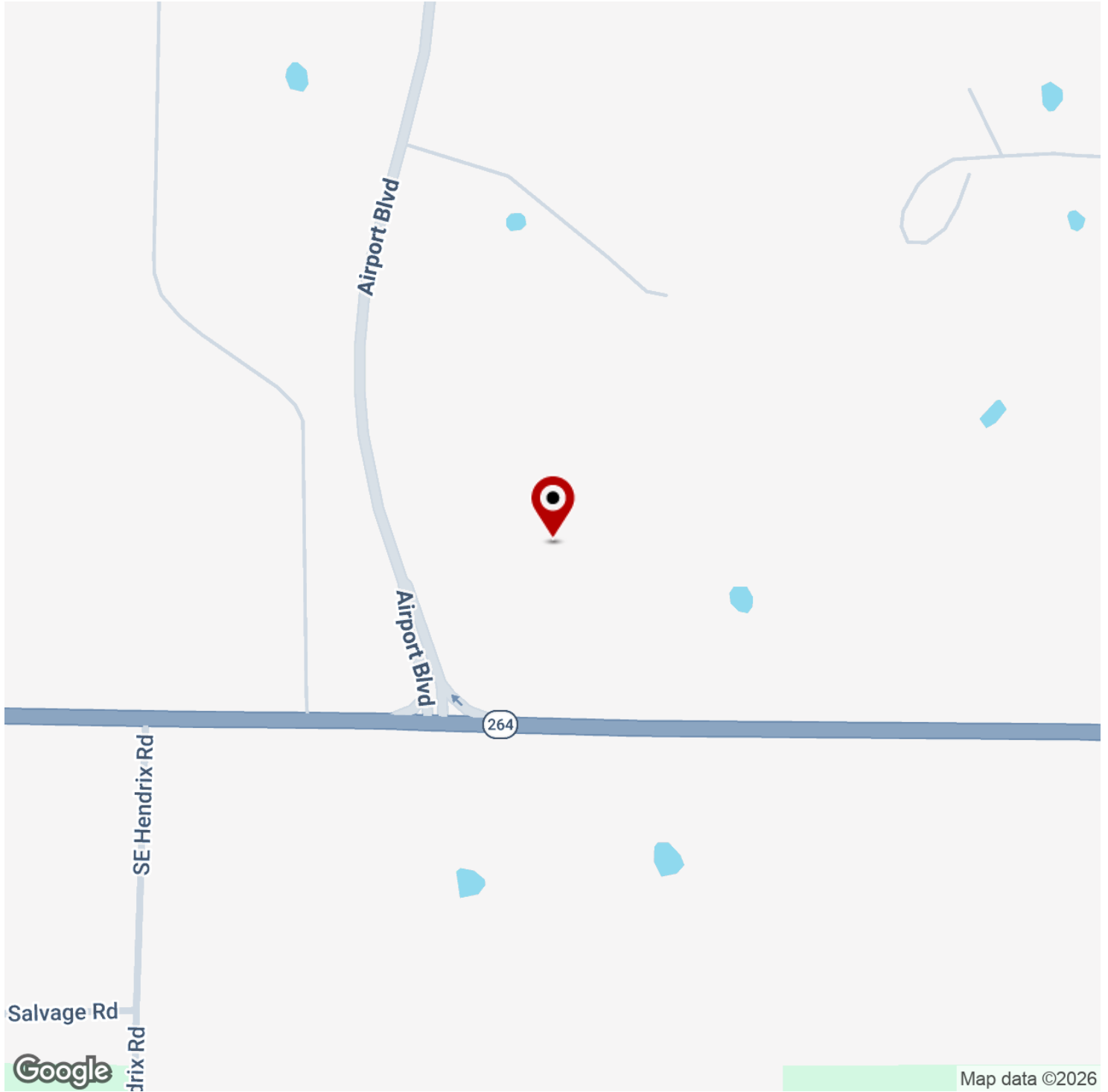
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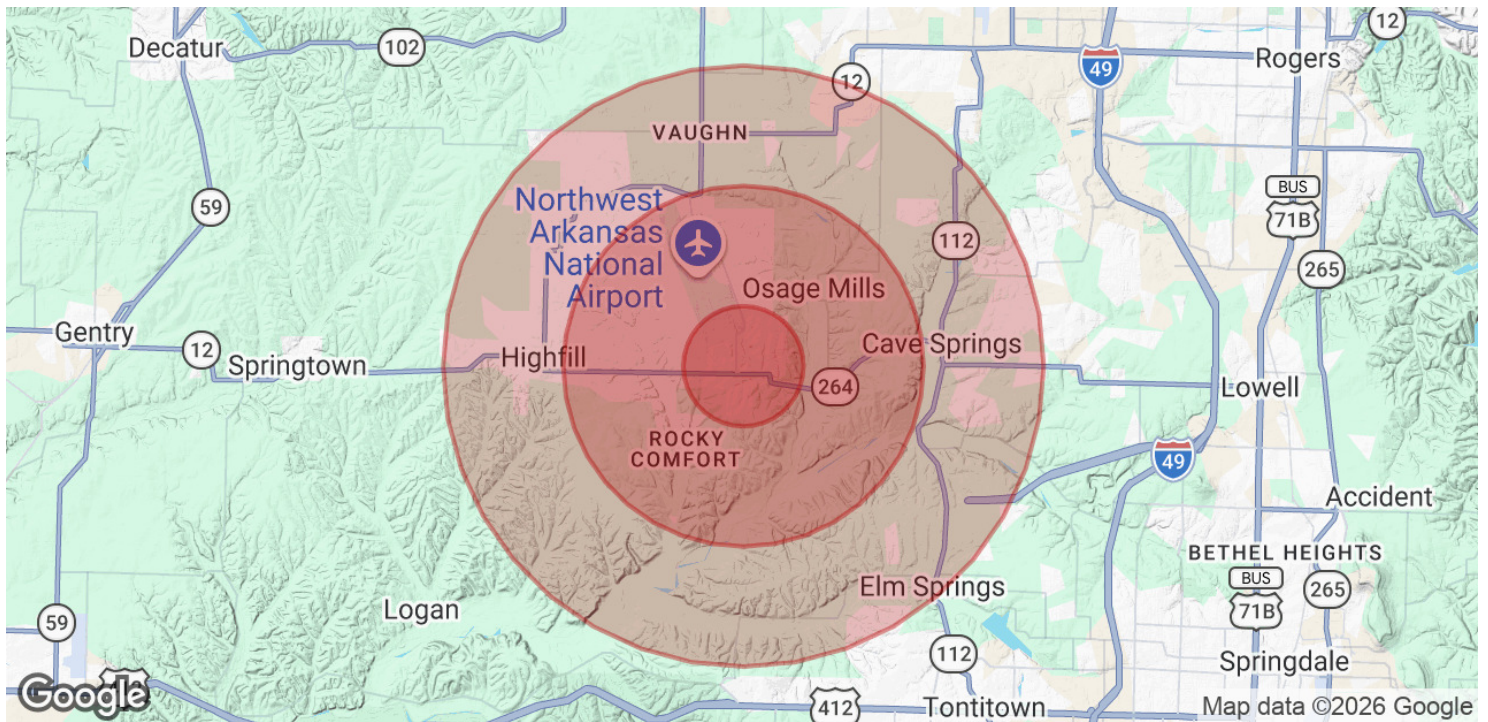
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	164	1,894	20,576
Average Age	34	36	35
Average Age (Male)	34	35	34
Average Age (Female)	35	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	51	615	6,968
# of Persons per HH	3.2	3.1	3
Average HH Income	\$164,391	\$150,353	\$168,194
Average House Value	\$594,986	\$560,022	\$500,821

2020 American Community Survey (ACS)

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