

FOR LEASE

NWA INDUSTRIAL

6361 S OLDRIDGE PL | ROGERS, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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NWA INDUSTRIAL OVERVIEW

BUILDING 1 | FLEX WITH RETAIL FRONTAGE

AVAILABLE SPACE	4,432 - 34,225 ± SF
LEASE RATE	\$19.00/SF NNN
CLEAR HEIGHTS	16 ½'
DOCK DOORS/DRIVE-INS	16 Grade level doors in back and 16 roll-up garage doors in front for pull-thru ability (2 per bay)
SPRINKLE TYPE	Fully sprinkled (ESFR)
POWER	3-phase power, 480v

BUILDING 2 | FLEX SPACE

AVAILABLE SPACE	4,432 - 38,225 ± SF
LEASE RATE	\$16.00/SF NNN
CLEAR HEIGHTS	18 ½'
DOCK DOORS/DRIVE-INS	16 dock high doors in back and 16-roll up garage doors in front (2 per bay)
SPRINKLE TYPE	Fully sprinkled (ESFR)
POWER	3-phase power, 480v

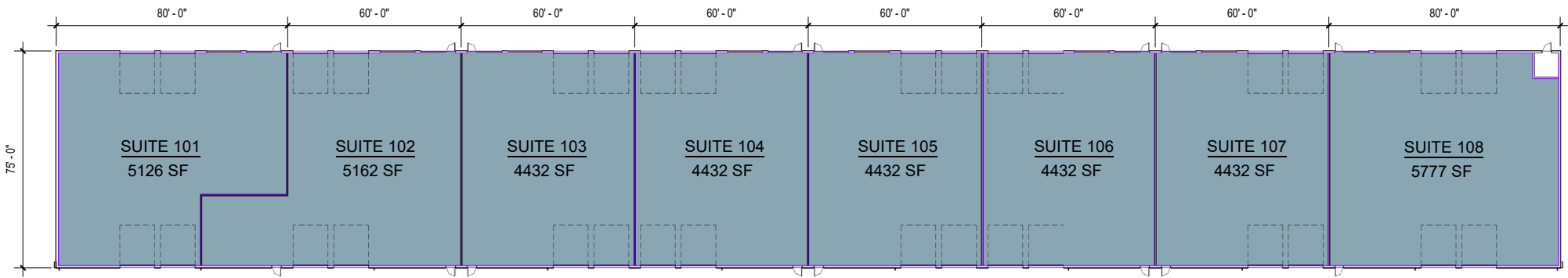
PROPERTY HIGHLIGHTS

- Additional 100,000 ± SF industrial building available @ \$9.50/SF NNN
 - Has not been constructed, but site work is complete and utilities are onsite
- High traffic counts on I-49: 109,000 ± Vehicles per day
- Less than 2 miles from Walmart on W Pleasant Grove Rd
- Located near many amenities including: hospitality, restaurants, multi-family, retail, and major medical

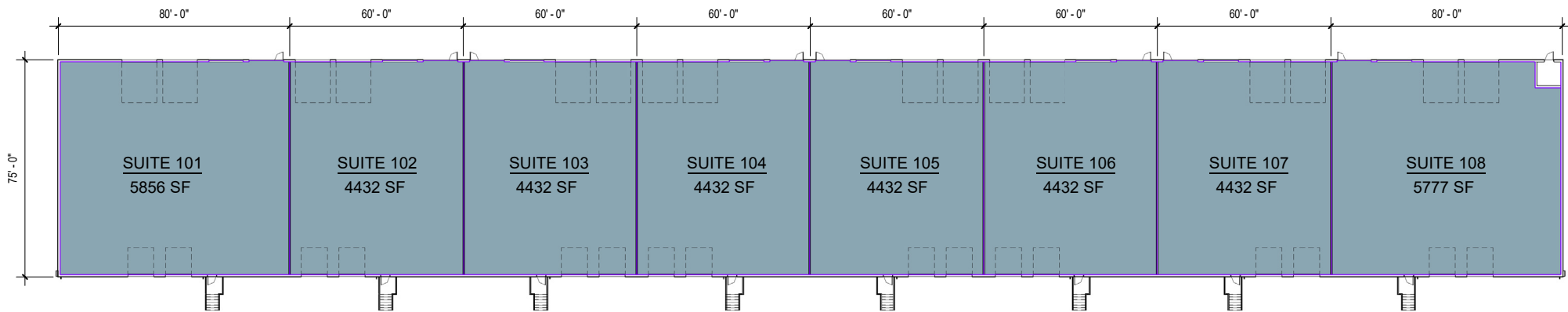


BUILDING FLOOR PLANS

BUILDING 1 | 34,225 ± SF



BUILDING 2 | 38,225 ± SF







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