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WAREHOUSE SPACE FOR LEASE

174 W Stave Mill Road, Rogers, Arkansas



CONTACT US TODAY
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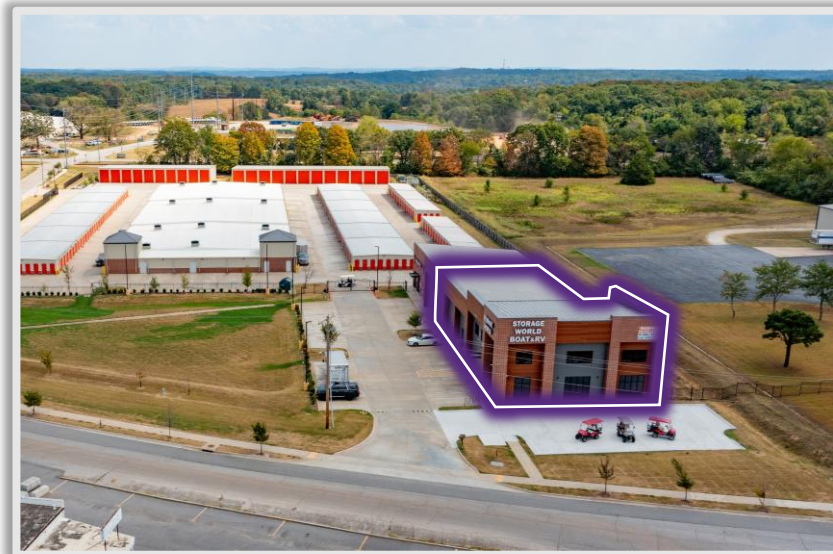
Property Understanding

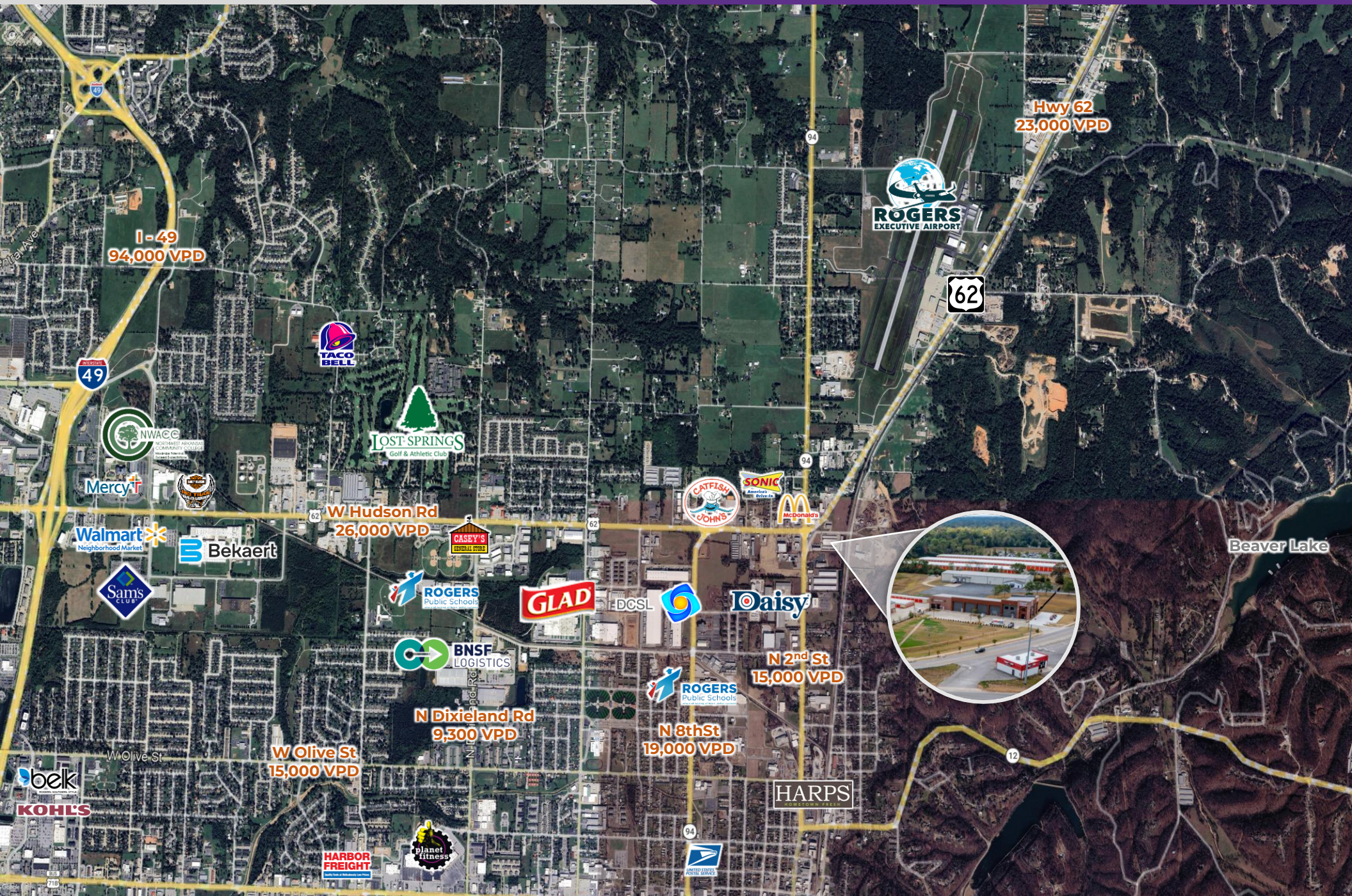
OVERVIEW

Offering	For Lease
Lease Rate & Type	\$14.95/SF NNN (Est. \$1.75/SF + Utilities)
Address	174 W Stave Mill Road, Rogers, AR 72756
Property Type	Warehouse
Leasable Space	±10,556 SF (±9,005 SF Warehouse & ±1,551 SF Office)
Zoning	I-1 (Light Industrial)
Traffic Counts	○ N 2nd St – 15,000 VPD ○ W Hudson Rd – 26,000 VPD

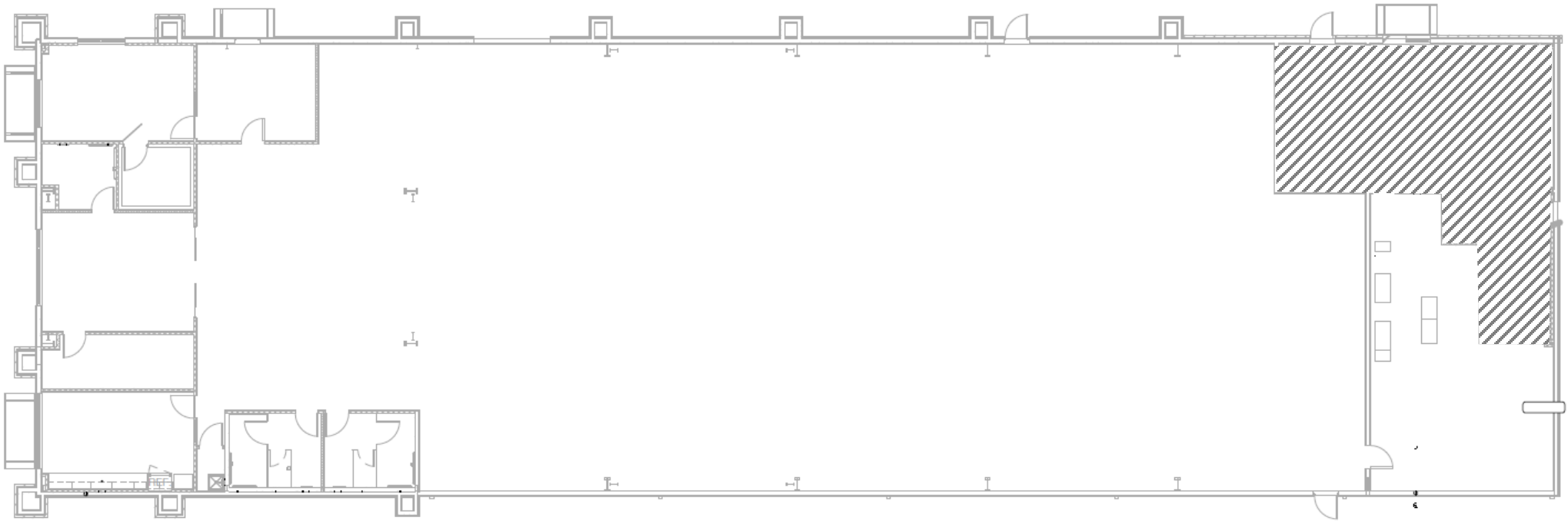
PROPERTY HIGHLIGHTS

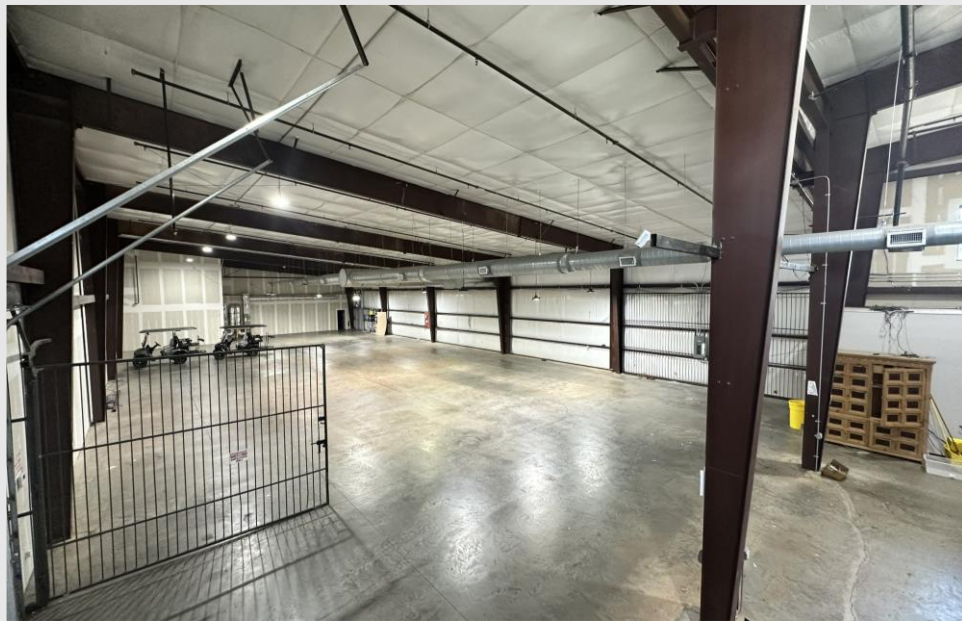
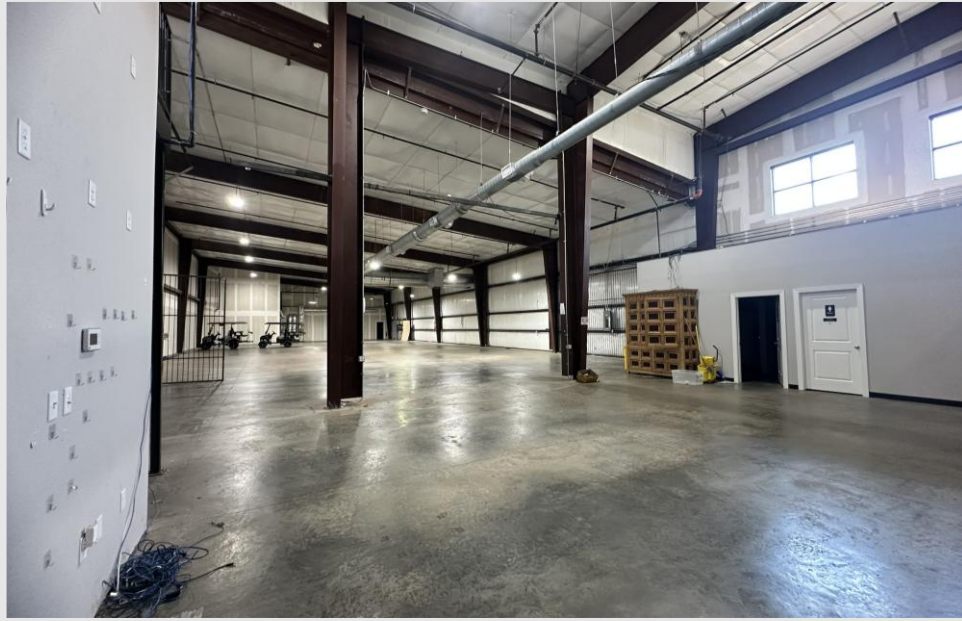
- Functional warehouse facility offering flexible space to accommodate a variety of industrial and commercial users
- Approximately ±1,500 SF of mezzanine space above the office and kitchen area, providing additional storage capacity
- Fully climate-controlled warehouse space offering a controlled environment for inventory, complete with one drive-in roll-up door
- Well-maintained facility offering reliable space for a variety of industrial and commercial uses
- Available for immediate occupancy, providing a seamless opportunity for business growth and expansion
- Conveniently located with direct proximity to 2nd Street and Highway 62, with I-49 only 3.5 miles away, offering efficient regional connectivity for transportation, logistics, and business operations





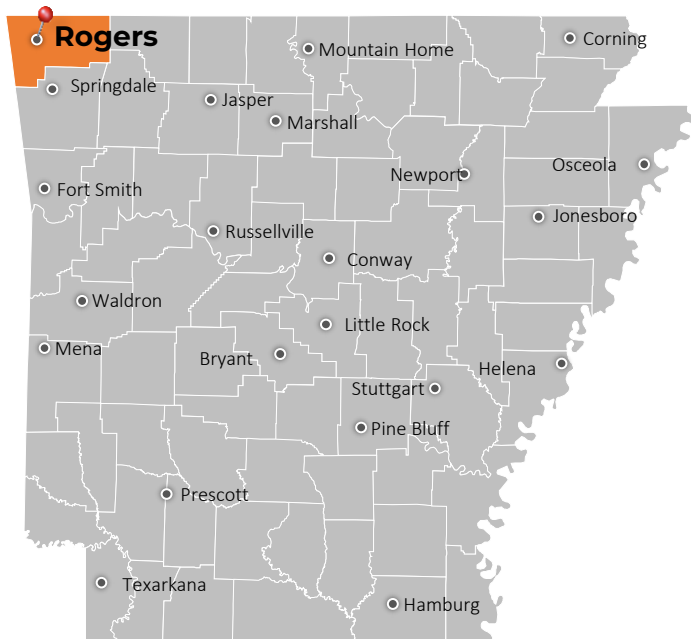








Rogers, Arkansas



Rogers is a thriving city in the heart of one of the nation's most dynamic regions, Northwest Arkansas. The city has earned numerous accolades in recent years, including recognition for innovation and civic excellence. Rogers was honored at the Arkansas Digital Government Transformation Awards for its leadership in public service technology, and its Parks & Recreation team has received multiple state-level awards. The Rogers School District is frequently recognized for academic excellence, with several schools earning top marks in the Arkansas School Recognition Program. The broader Northwest Arkansas region continues to gain national attention as well. In 2025, the Milken Institute ranked the area as the seventh-best-performing metro in the U.S., citing strong job growth in the high-tech and construction sectors.

Rogers benefits from its proximity to Fortune 500 giants, such as Walmart, Tyson Foods, and J.B. Hunt, all of which are headquartered nearby and are responsible for attracting over 1,300 suppliers and vendors to the region. Rogers is also home to several notable employers and headquarters, including Daisy Outdoor Products, a legacy brand with deep roots in the community, and Onyx Coffee Lab, a globally acclaimed specialty coffee roaster that was recently named the No. 2 coffee shop in the world and the No. 1 coffee shop in North America. The city's commercial footprint is anchored by significant retail developments such as Pinnacle Hills Promenade, a regional shopping destination that draws visitors from across the state. With a robust talent pipeline, strong public-private partnerships, and a nationally recognized quality of life, Rogers is poised for continued growth and success.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	37,183	83,336	236,303
Households	13,419	30,623	85,637
Average Age	37.9	37.5	36.9
Average Household Income	\$101,762	\$109,417	\$142,206
Businesses	1,207	2,885	6,331

**Demographic details based on property location*

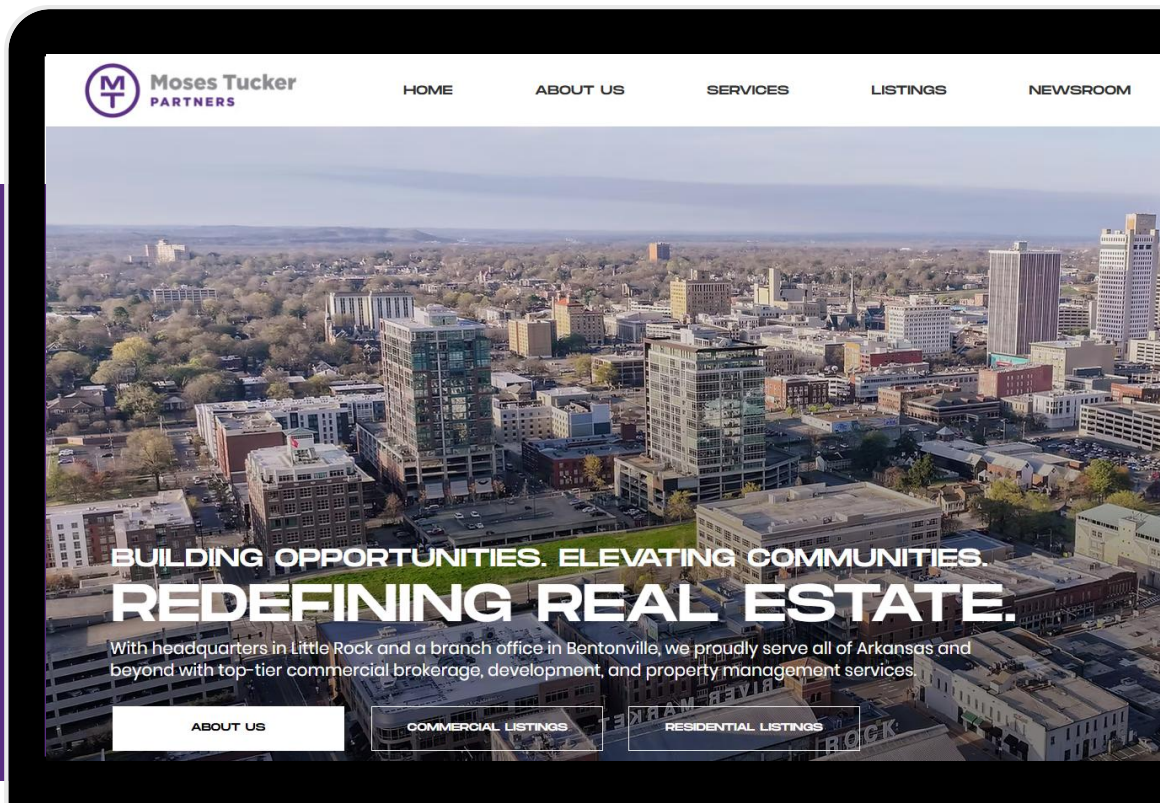
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