



227,356 SF +/- FOR LEASE

**4300 SW RAINBOW FARMS ROAD
BENTONVILLE, AR
72712**

BENTONVILLE WAREHOUSE FOR LEASE

227,356 ± SF AVAILABLE

**FOR MORE INFORMATION
PLEASE CONTACT:**

JOHNNY GALLOWAY
713 203 5491
jgalloway@sagepartners.com

MARSHALL SAVIERS
479 422 1620
mtsaviers@sagepartners.com

sagepartners.com

BENTONVILLE WAREHOUSE FOR LEASE

4300 SW RAINBOW FARMS ROAD | BENTONVILLE, AR



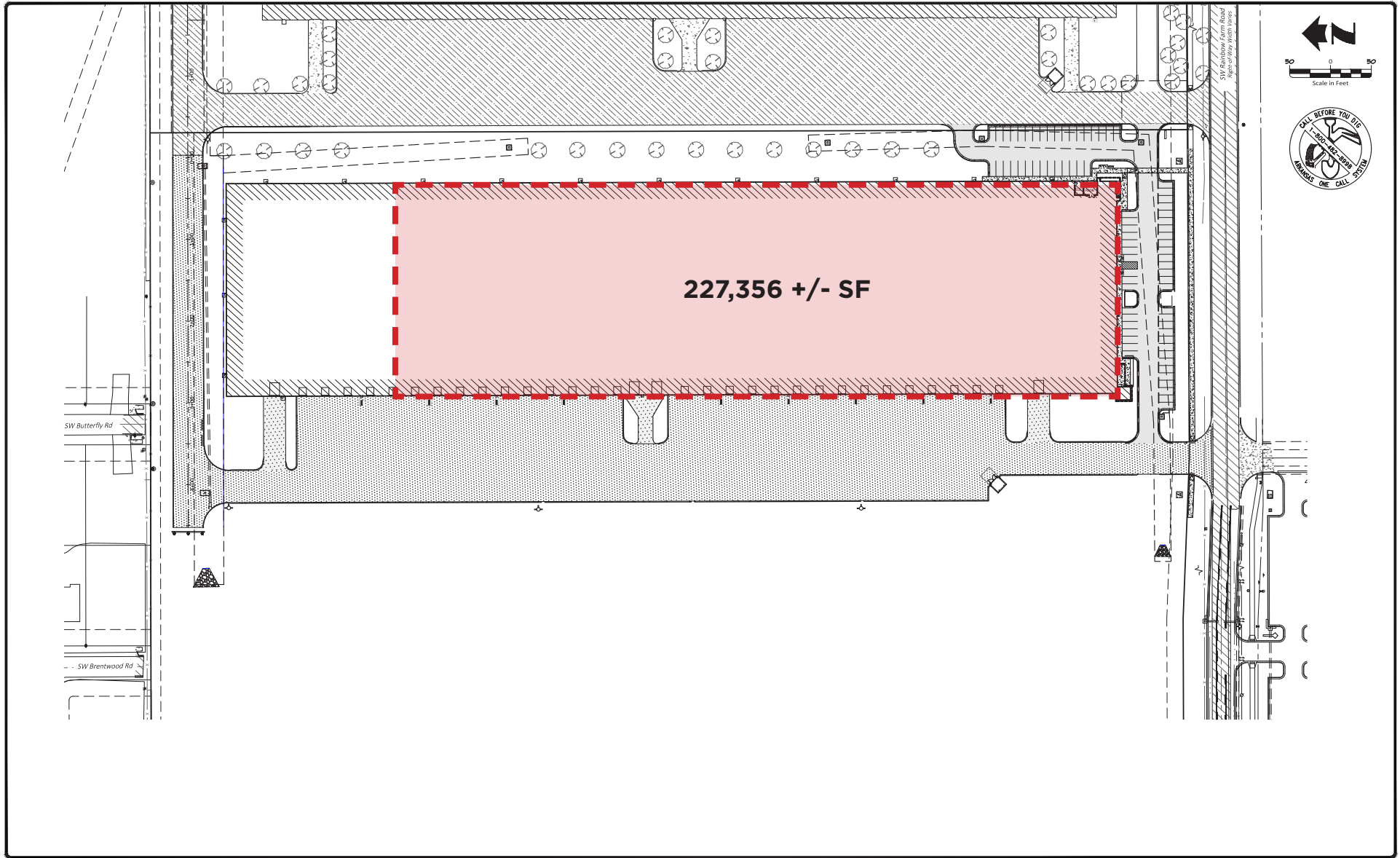
PROPERTY HIGHLIGHTS

- 227,356 +/- SF Available
- Lease Rate: \$8.00/SF
- Can be demised to 25,000 +/- SF
- 32' Clear Height
- 20 Dock Doors and 2 Drive-Ins
- 50' x 55' Column Spacing
- Located directly across from the Walmart Distribution Center
- Close proximity to I-49, XNA Airport and the Bentonville Municipal Airport

*information deemed reliable but not guaranteed



FLOOR PLAN 4300 SW RAINBOW FARMS ROAD | BENTONVILLE, AR



Drawing Name: 4300 SW Rainbow Farms Road - Preliminary Site Plan - 05.11.2023 - 1:18:00 PM - 4/18/2023 - 4/18/2023 - 4/18/2023

Revision	By	Date

3407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.3209 • HALFF.COM

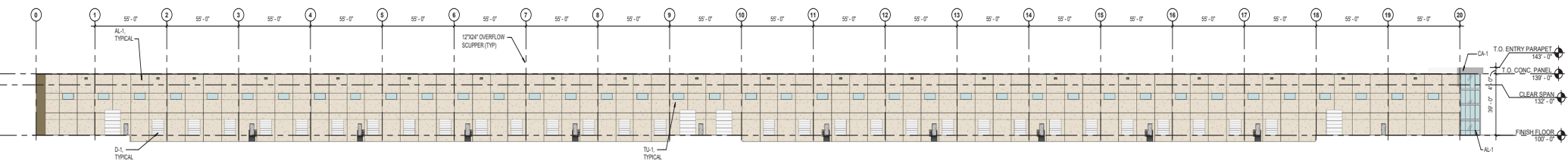
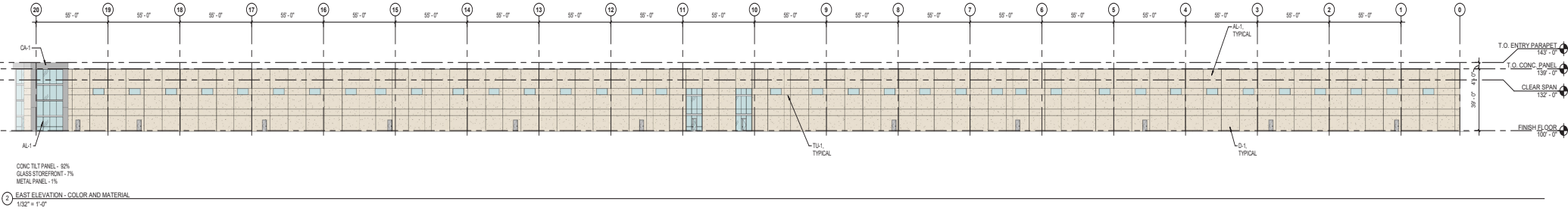
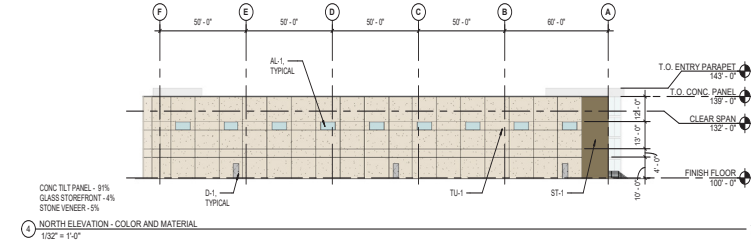
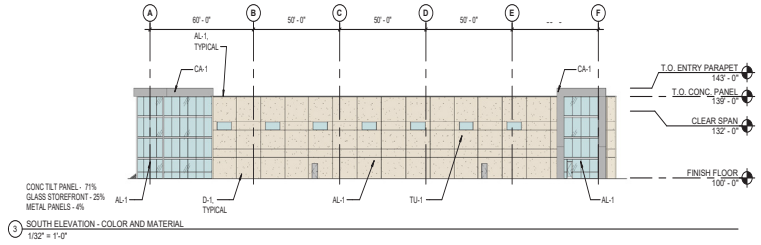
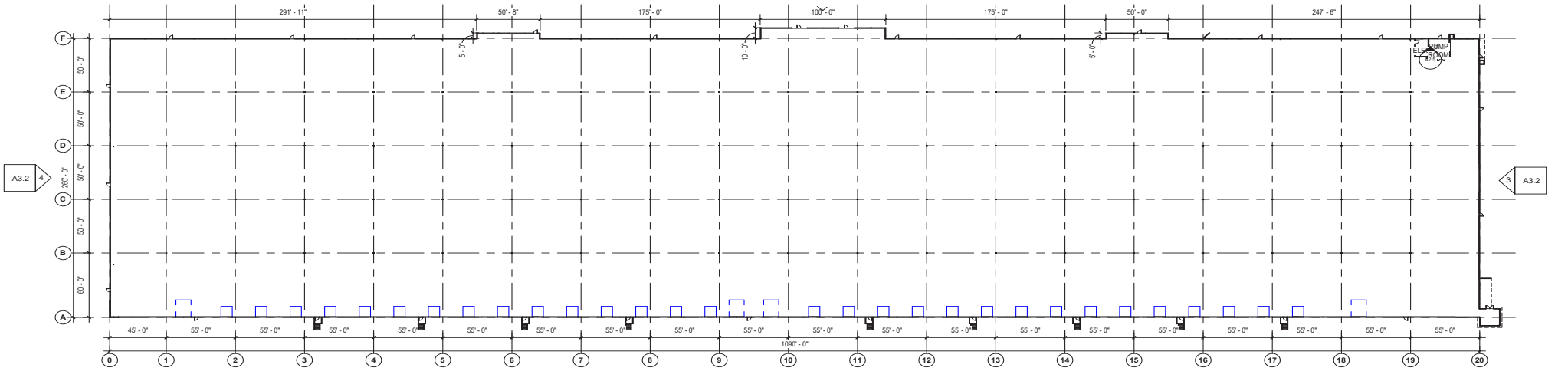
Drawn By KES/RJA	Vertical Scale 1"
Approved By RPF	Horizontal Scale 1" = 50'
Date 05.11.2023	Plotting Scale 1
Project No. CMI-17	Drawing Name SITE PLAN

GATEWAY NORTH 200
at 4300 SW RAINBOW FARMS ROAD
Bentonville, Benton County, Arkansas

SITE DIMENSION PLAN

Sheet No.
3
18

SITE PLAN 4300 SW RAINBOW FARMS ROAD | BENTONVILLE, AR



AERIAL 4300 SW RAINBOW FARMS ROAD | BENTONVILLE, AR



DOWNTOWN
BENTONVILLE

Walmart
HOME OFFICE

FUTURE CAMPUS
Walmart
HOME OFFICE

SE 8TH STREET

SE 14TH STREET

S WALTON BLVD

Walmart
DAVID GLASS
TECHNOLOGY CENTER



Bentonville
Municipal Airport

sam's club
HEADQUARTERS

5 Miles to I-49

SW REGIONAL AIRPORT BLVD

Bentonville
Community Center

69,000
vehicles
per day



SUBJECT PROPERTY

SW RAINBOW FARMS ROAD

goTRG

BUNZL

Walmart
DISTRIBUTION CENTER



4.2 Miles to XNA