WAREHOUSE FOR LEASE

3735 TREAT LANE, SPRINGDALE, AR

BESPOKE HOLDINGS

FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS
PRINCIPAL | INDUSTRIAL SPECIALIST
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WILL JARRATT
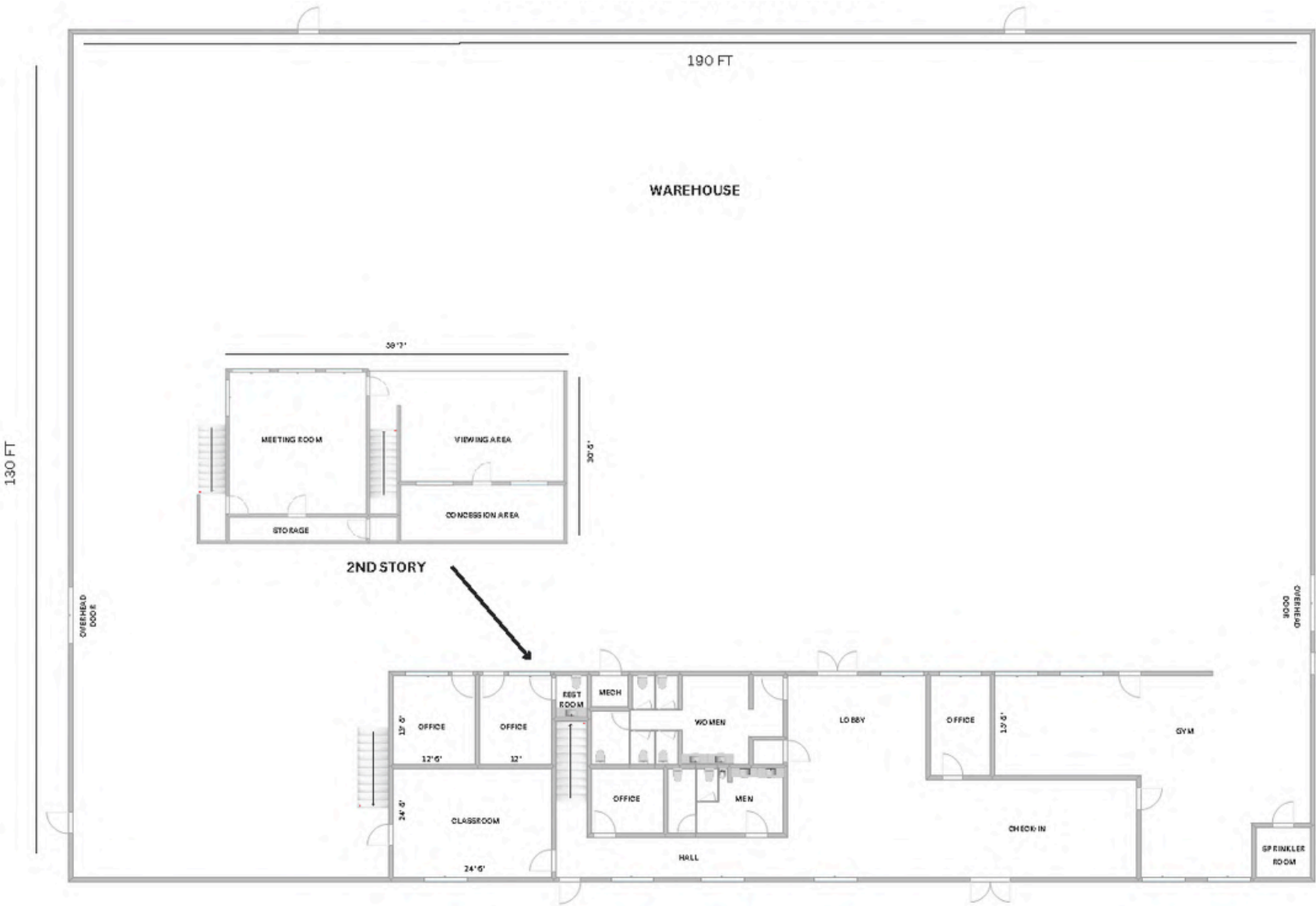INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

LEASE OVERVIEW

BUILDING SIZE:	26,357 SF
ASKING RENT:	**$13.50 PSF**
RENT TYPE:	NNN
GRADE LEVEL DOORS:	2 (10' x 10')
MIN WALL HEIGHT:	22'
MAX PEAK HEIGHT:	28' 9'
PARKING SPACES:	40+
POWER CAPACITY:	450 AMP 3-PHASE

PROPERTY HIGHLIGHTS

±26,357 SF CLIMATE-CONTROLLED, TWO-STORY WAREHOUSE FOR LEASE, FEATURING ±5,290 SF OF OFFICE SPACE AND LOCATED JUST 1.5 MILES FROM INTERSTATE 49. THE PROPERTY HAS RECENTLY UNDERGONE SEVERAL SITE IMPROVEMENTS AND INCLUDES TWO 10' X 10' GRADE-LEVEL DOORS, 22' CEILINGS, A 28' 9" MAX PEAK HEIGHT, AND 450 AMP 3-PHASE POWER. WITH 40+ PARKING SPACES AND A FLEXIBLE LAYOUT, THE SPACE IS IDEAL FOR A RANGE OF INDUSTRIAL OR FLEX USERS. FUTURE ADDITIONS INCLUDE APPROXIMATELY 1.5 ACRES OF OUTDOOR STORAGE, DOCK-HIGH DOORS, AND AN ADDITIONAL DRIVE-IN DOOR, UNLESS OTHERWISE PREFERRED.

VIRTUAL TOUR LINK

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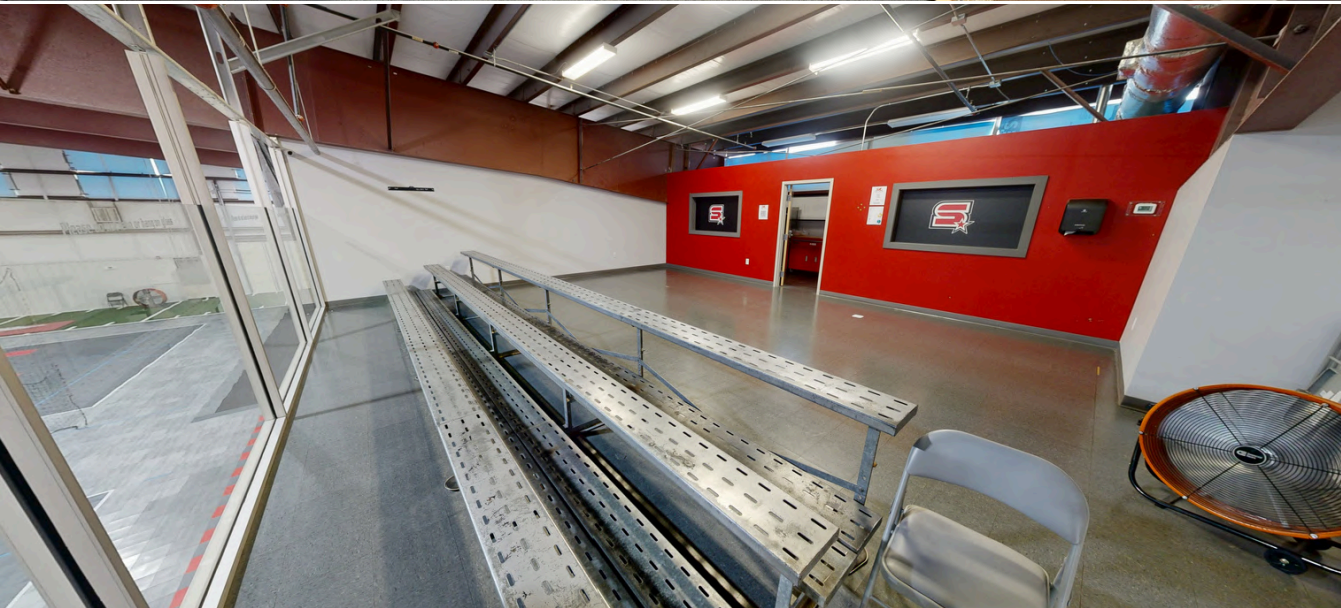
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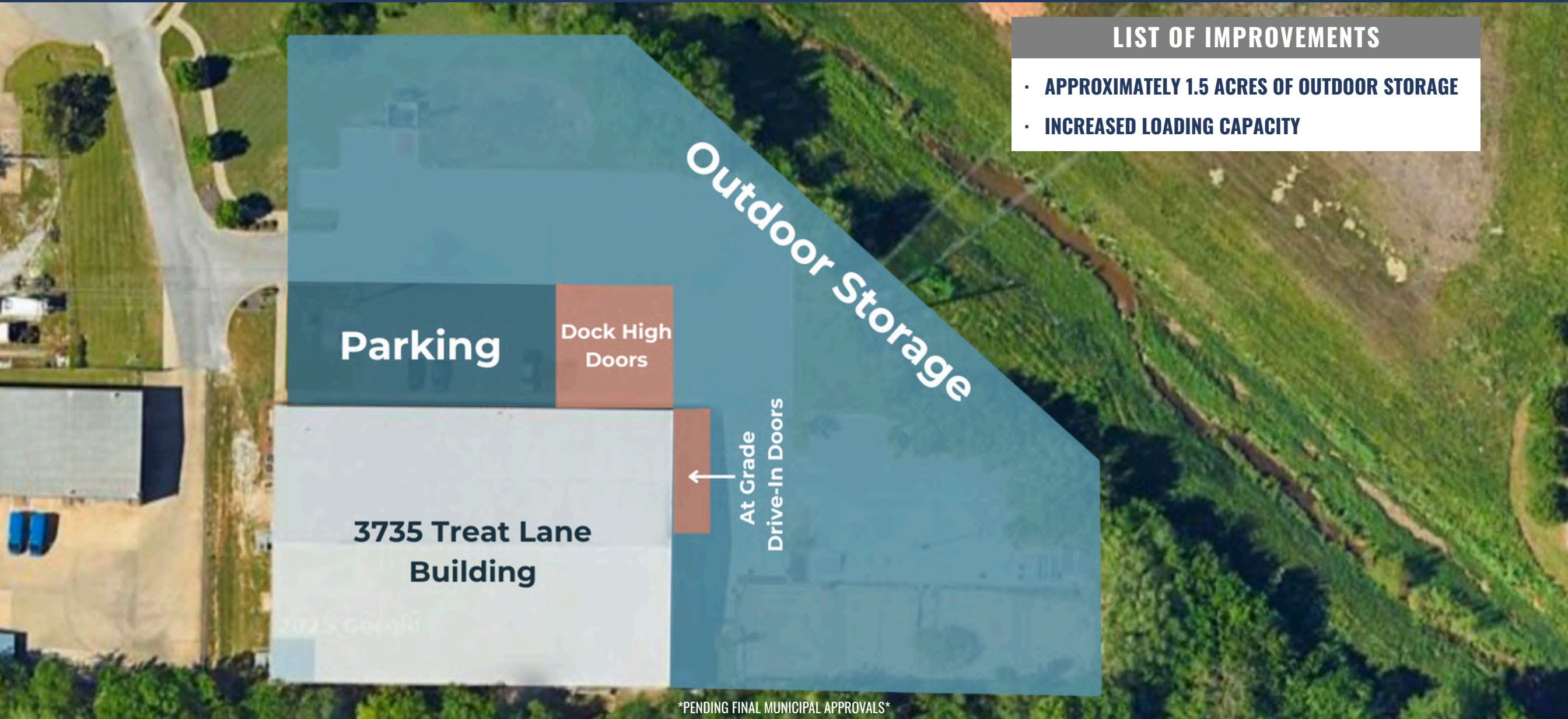
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LIST OF IMPROVEMENTS

- APPROXIMATELY 1.5 ACRES OF OUTDOOR STORAGE
- INCREASED LOADING CAPACITY

Outdoor Storage

Parking

Dock High Doors

At Grade Drive-In Doors

3735 Treat Lane Building

PENDING FINAL MUNICIPAL APPROVALS

BESP KE
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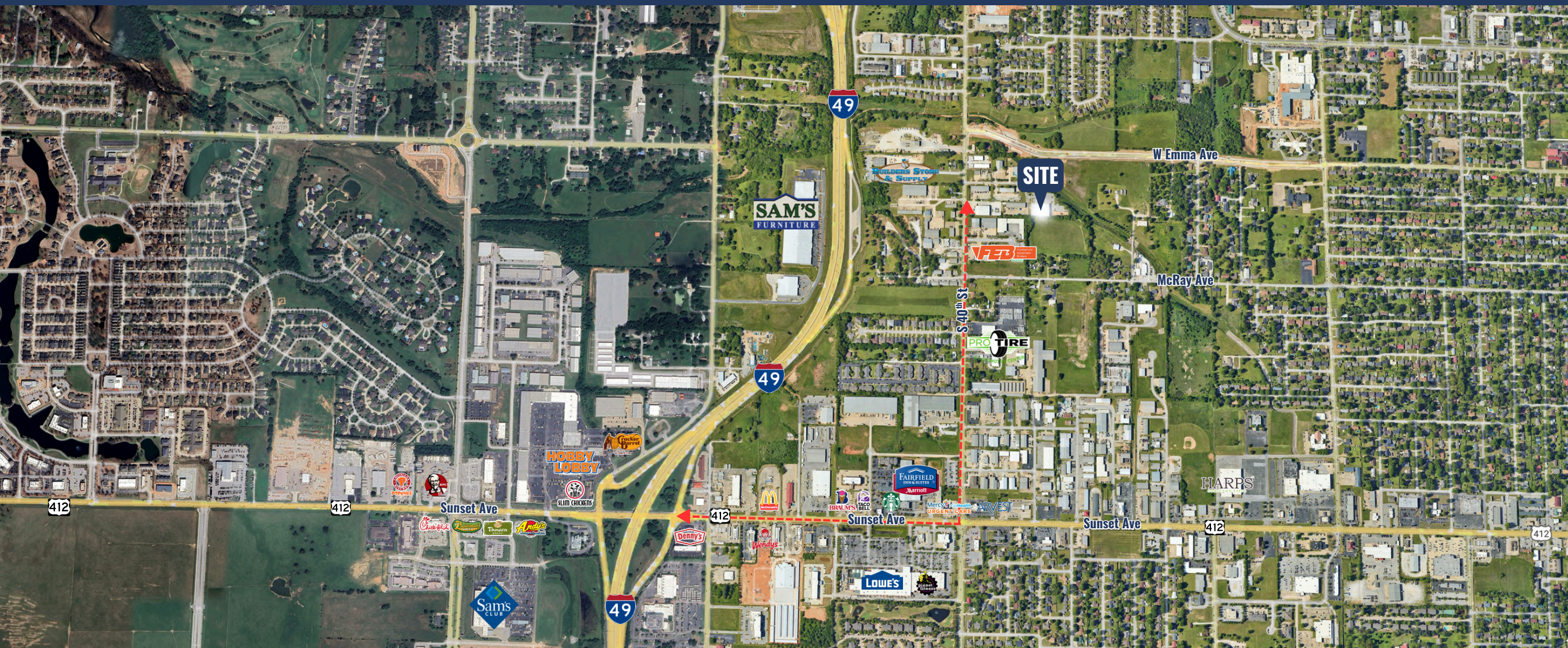
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Sunset Ave — Sunset Ave — Sunset Ave

LOWE'S

WHITTLE

McRay Ave

CASA

FEB

EverLine Coatings and Services

Maaco

SITE

SHERWIN-WILLIAMS.

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INTERSTATE-49
🚚 1.5 MILES ⏱ 4 MIN

HWY 412
🚚 0.9 MILES ⏱ 1 MIN

HWY 71-B
🚚 3.0 MILES ⏱ 8 MIN

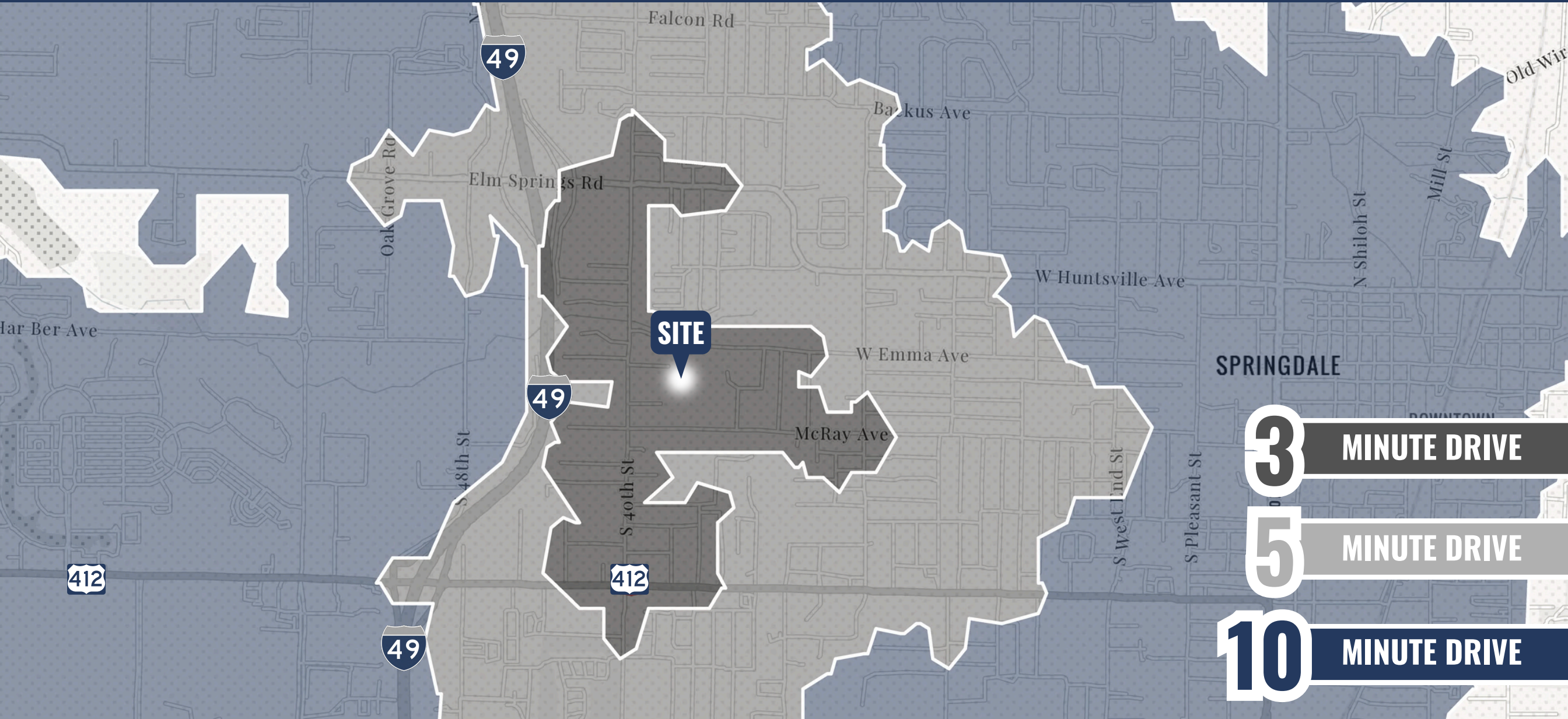**HWY 112**
🚚 3.4 MILES ⏱ 13 MIN

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3735 TREAT LANE, SPRINGDALE, AR 72762

SITE

SPRINGDALE

3 MINUTE DRIVE

5 MINUTE DRIVE

10 MINUTE DRIVE

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