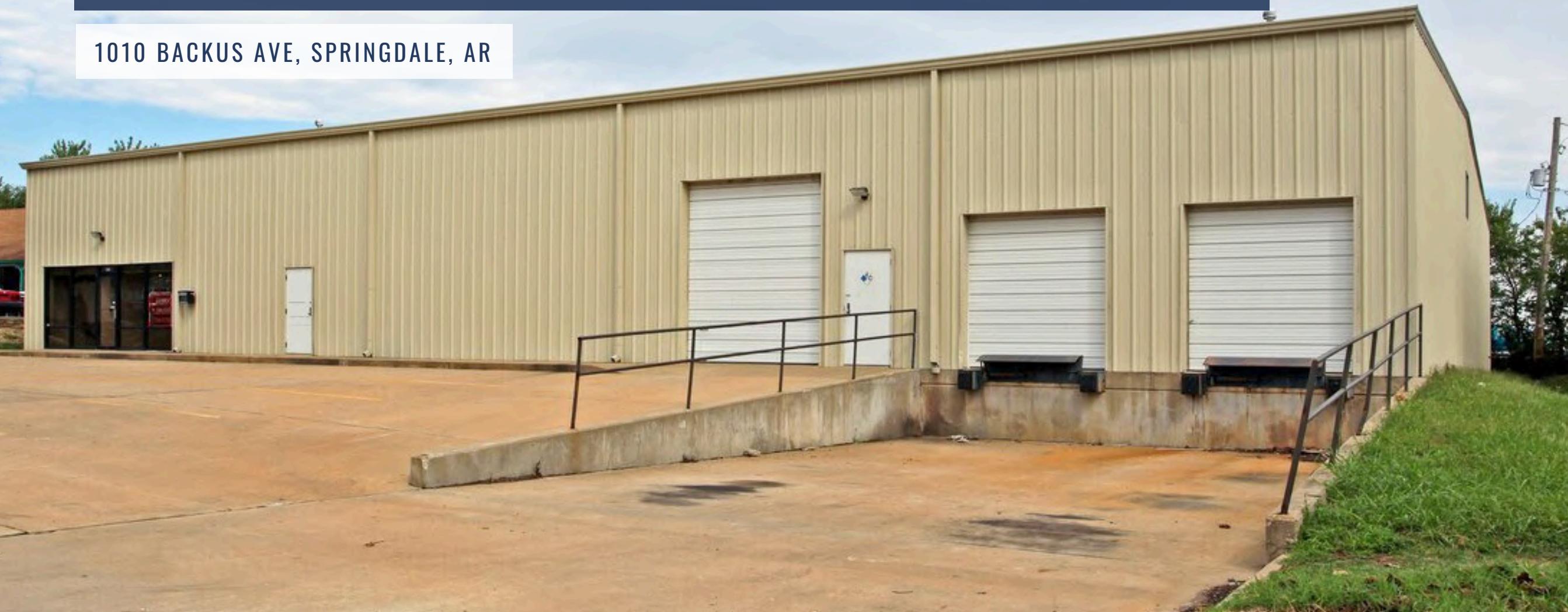


# WAREHOUSE SPACE FOR LEASE

1010 BACKUS AVE, SPRINGDALE, AR



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## LEASE OVERVIEW

**TOTAL BUILDING SF:** 12,064 SF

**ASKING RENT:** \$9.50 PSF | MG

**GRADE LEVEL DOORS:** 1

**DOCK LEVEL DOORS:** 2

**MIN WALL HEIGHT:** COMING SOON

**PEAK HEIGHT:** COMING SOON

**POWER CAPACITY:** COMING SOON

**PARKING:** COMING SOON

## PROPERTY HIGHLIGHTS

THIS ±12,064 SF WAREHOUSE INCLUDES APPROXIMATELY 2,000–3,000 SF OF BUILT-OUT OFFICE SPACE, OFFERING A BALANCED MIX OF ADMINISTRATIVE AND OPERATIONAL AREAS. THE PROPERTY IS EQUIPPED WITH 1 GRADE-LEVEL BAY DOOR AND 2 DOCK-HIGH DOORS, PROVIDING FLEXIBLE LOADING AND DISTRIBUTION OPTIONS TO ACCOMMODATE A VARIETY OF USERS. THIS SPACE IS OFFERED ON A SIMPLIFIED 'MODIFIED GROSS' LEASE STRUCTURE, ELIMINATING THE BURDEN OF NNN PASS-THROUGH COSTS AND MAKING OCCUPANCY MORE STRAIGHTFORWARD FOR TENANTS.

(LIKELY WONT BE AVAILABLE UNTIL THE END OF OCTOBER 2025)



1010 BACKUS AVE, SPRINGDALE, AR 72764

AERIAL VIEW



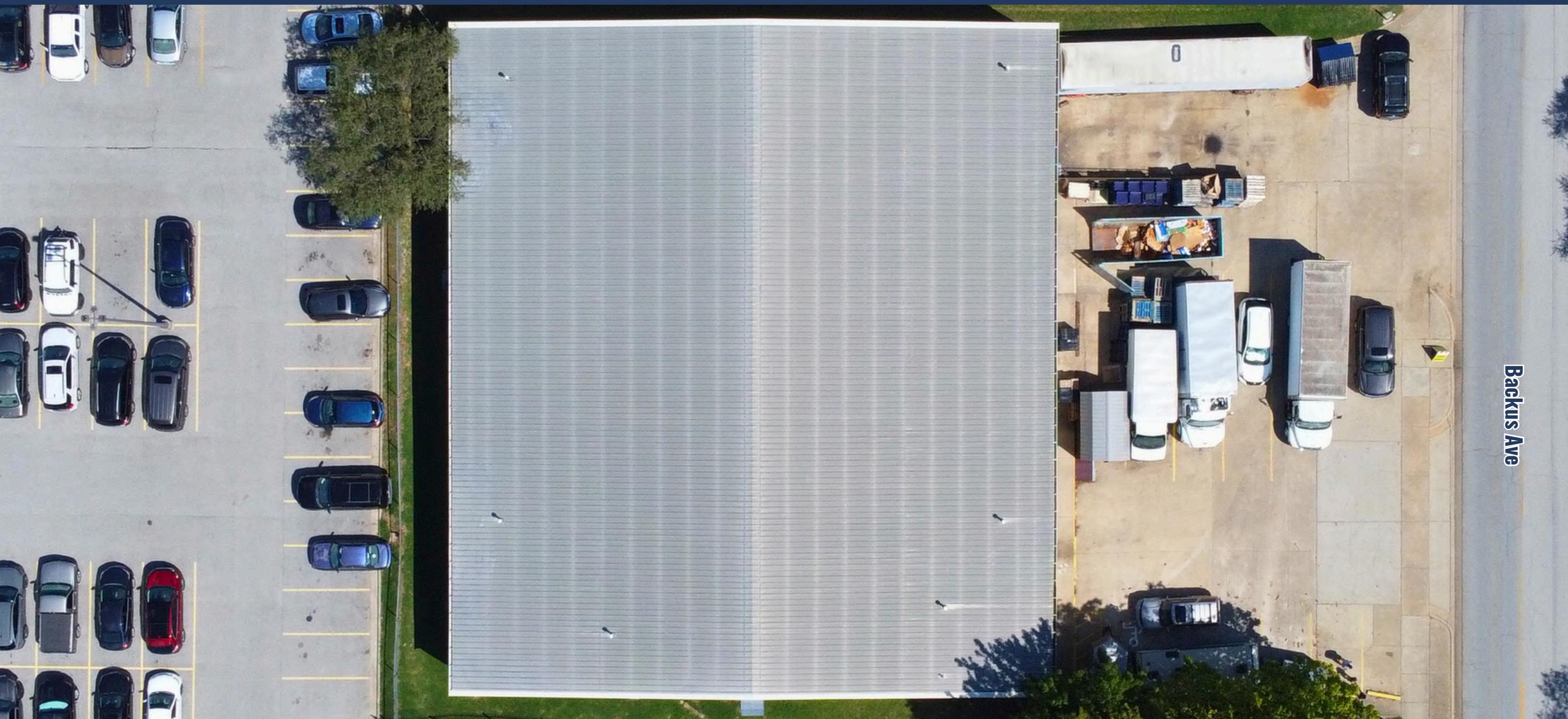
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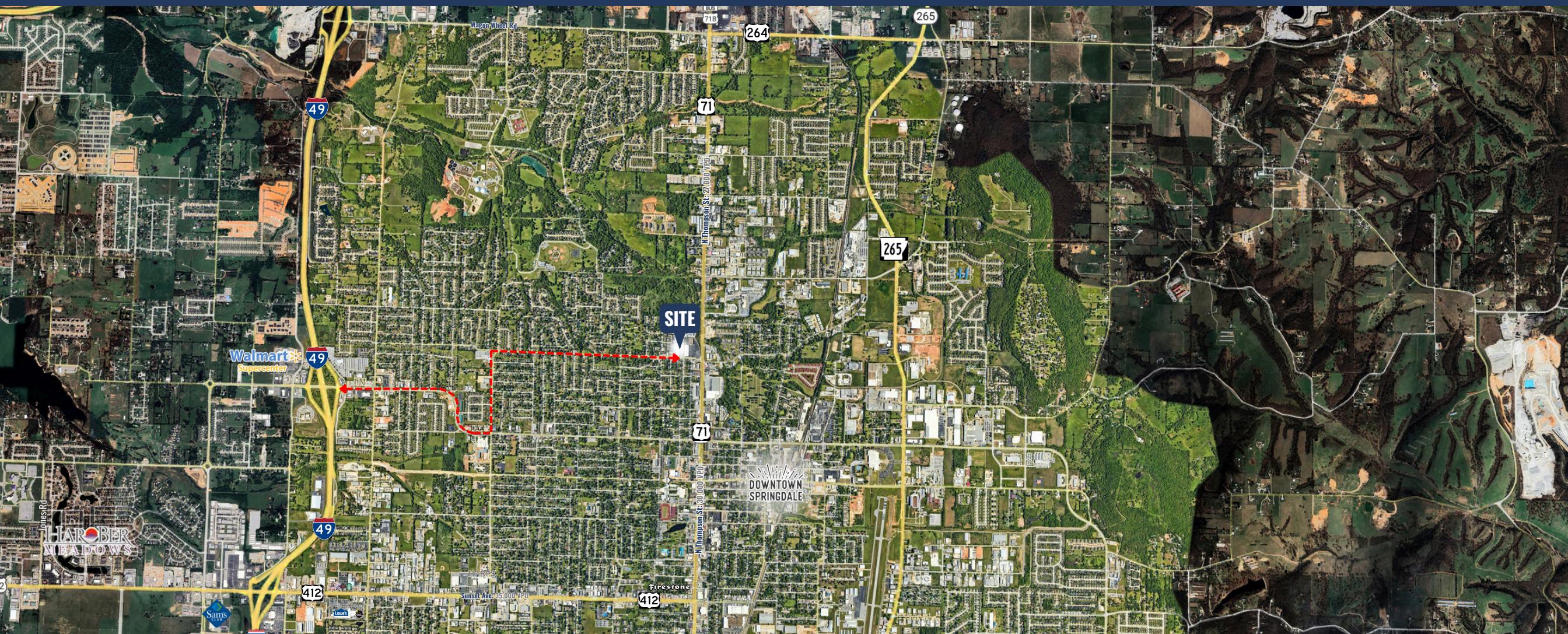
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Backus Ave

**INTERSTATE-49**

2.3 MILE 6 MIN

**HWY 265**

1.9 MILES 5 MIN

**HWY 71-B**

0.2 MILES 0 MIN

**HWY 412**

1.7 MILES 5 MIN





# FOCUS

## COMMERCIAL REAL ESTATE

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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