

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)



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AERIAL VIEW



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AERIAL VIEW



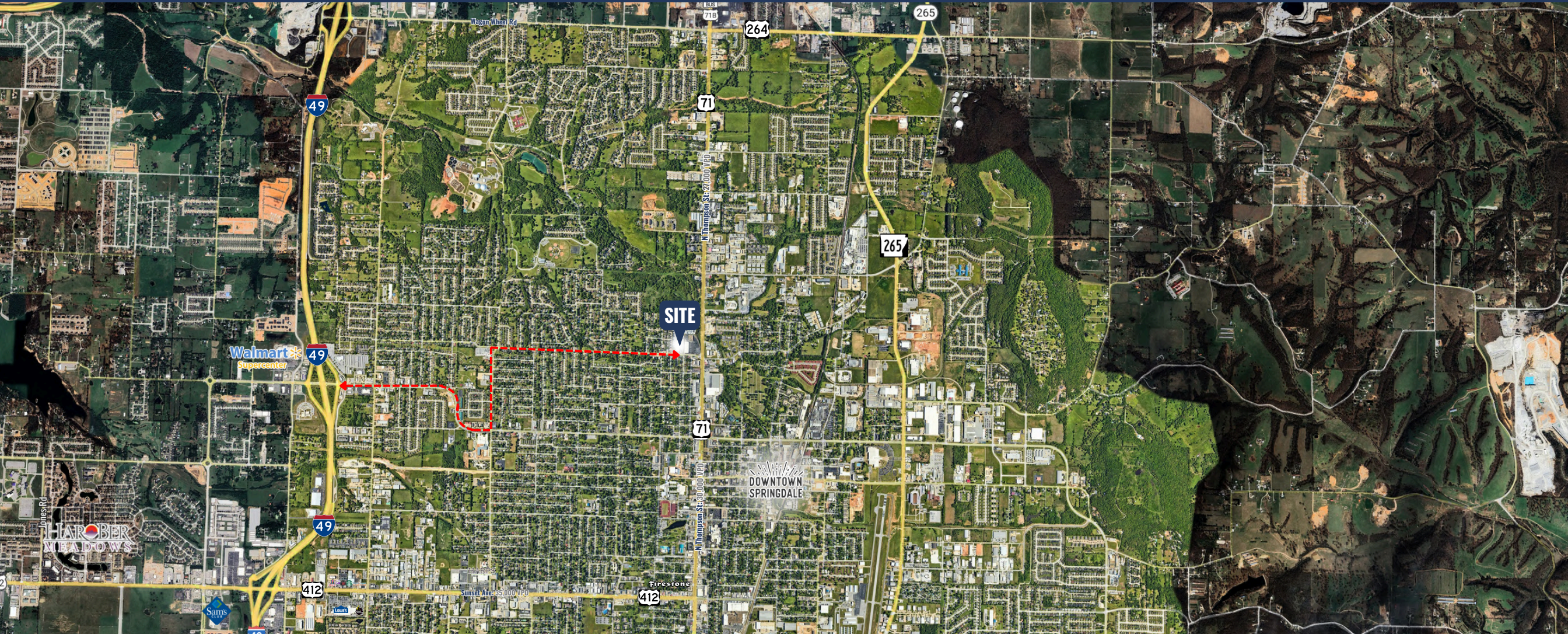
Backus Ave



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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



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DRIVE TIME MAP



3 MINUTE DRIVE

5 MINUTE DRIVE

10 MINUTE DRIVE



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FOCUS

COMMERCIAL REAL ESTATE

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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