



115 E LINDEN ST

112 E LINDEN ST

110 E LINDEN ST

1821 S 1ST ST

E Linden Street

S 1st Street

For Lease

110, 112, and 115 E. Linden Street
and 1821 S. 1st Street, Rogers, AR



Accelerating success.

The Property

Highlights

- Rare flex/industrial space in Rogers, AR
- 3,750 SF - 32,800 SF available
- Total: 82,658 SF
- Lease rates differ by building
- Lot size: +/- 7.91 acres
- Immediate I-49 access
- Multiple grade-level bays and dock-high doors with levelers
- Ceiling height range: 15' - 25'

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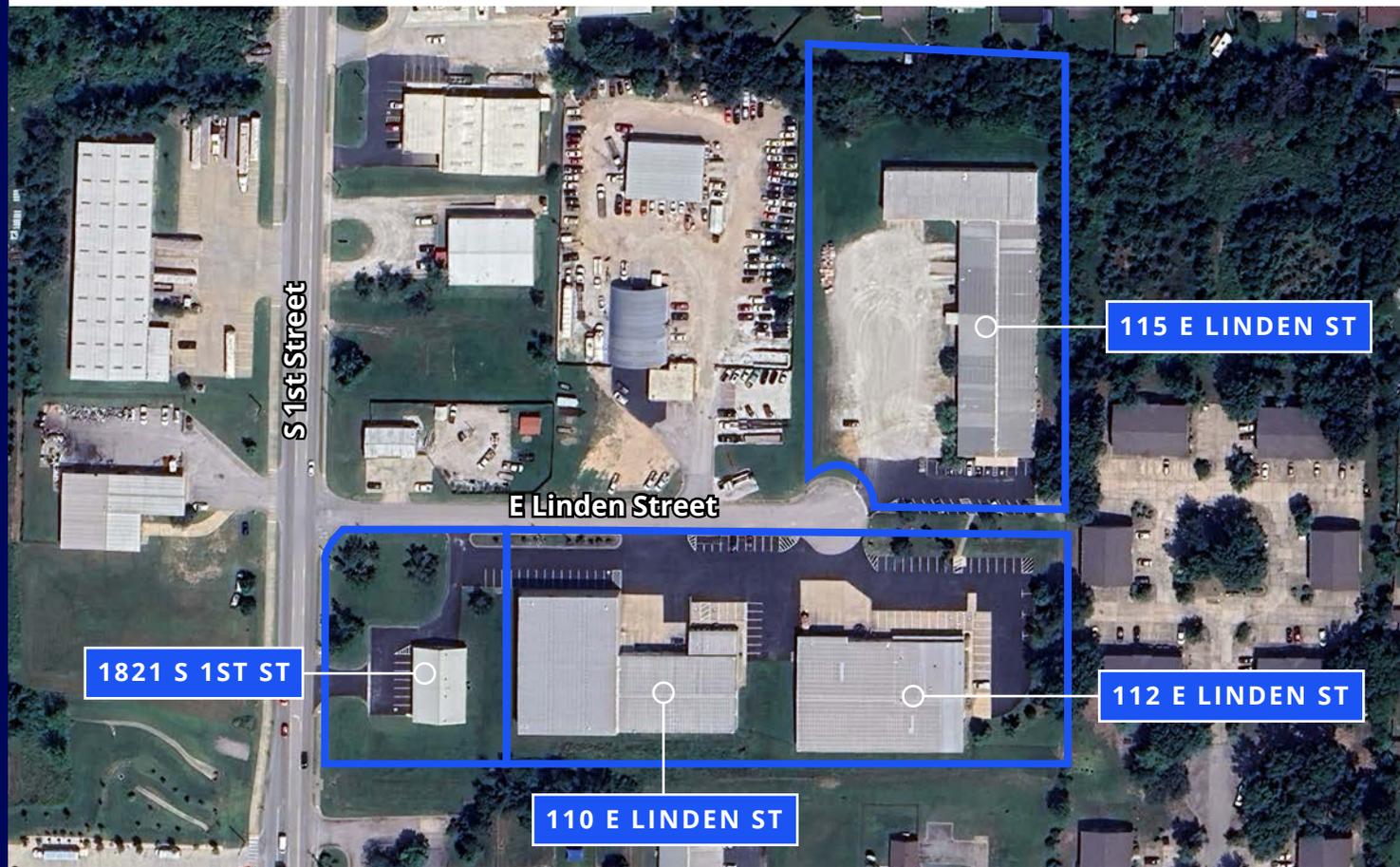
Colliers | Arkansas

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1821 S .1st Street, Rogers, AR

- Lease rate: \$15.00/SF, NNN
- Building size: 3,750 SF (1,875 SF office)
- One grade-level drive-in door



110 E. Linden Street, Rogers, AR

- Lease rate: \$11.50/SF, NNN
- Building size: 25,808 SF (1,100 SF office)
- Two dock-high doors
- One grade-level drive-in door
- 15' - 25' clear heights



112 E. Linden Street, Rogers, AR

- Lease rate: \$11.00/SF, NNN
- Building size: 20,300 SF (4,536 SF office)
- Three dock-high doors
- One grade-level drive-in door
- 15' - 20' clear heights

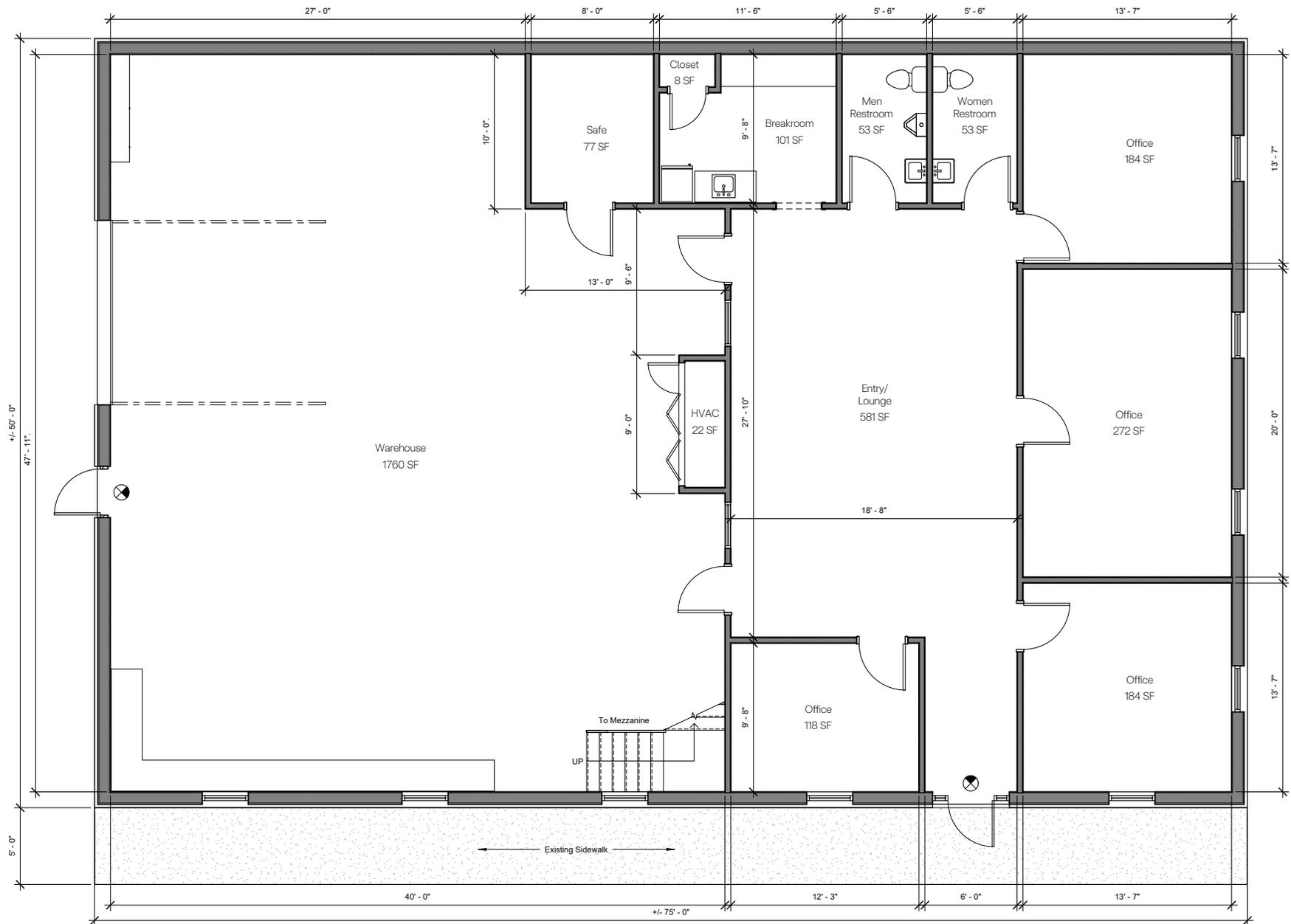


115 E. Linden Street, Rogers, AR

- Lease rate: \$10.00/SF, NNN
- Building size: 32,800 SF (9,600 SF office)
- Three dock-high doors
- Two grade-level drive-in door
- 15' - 20' clear heights
- Fenced yard space available

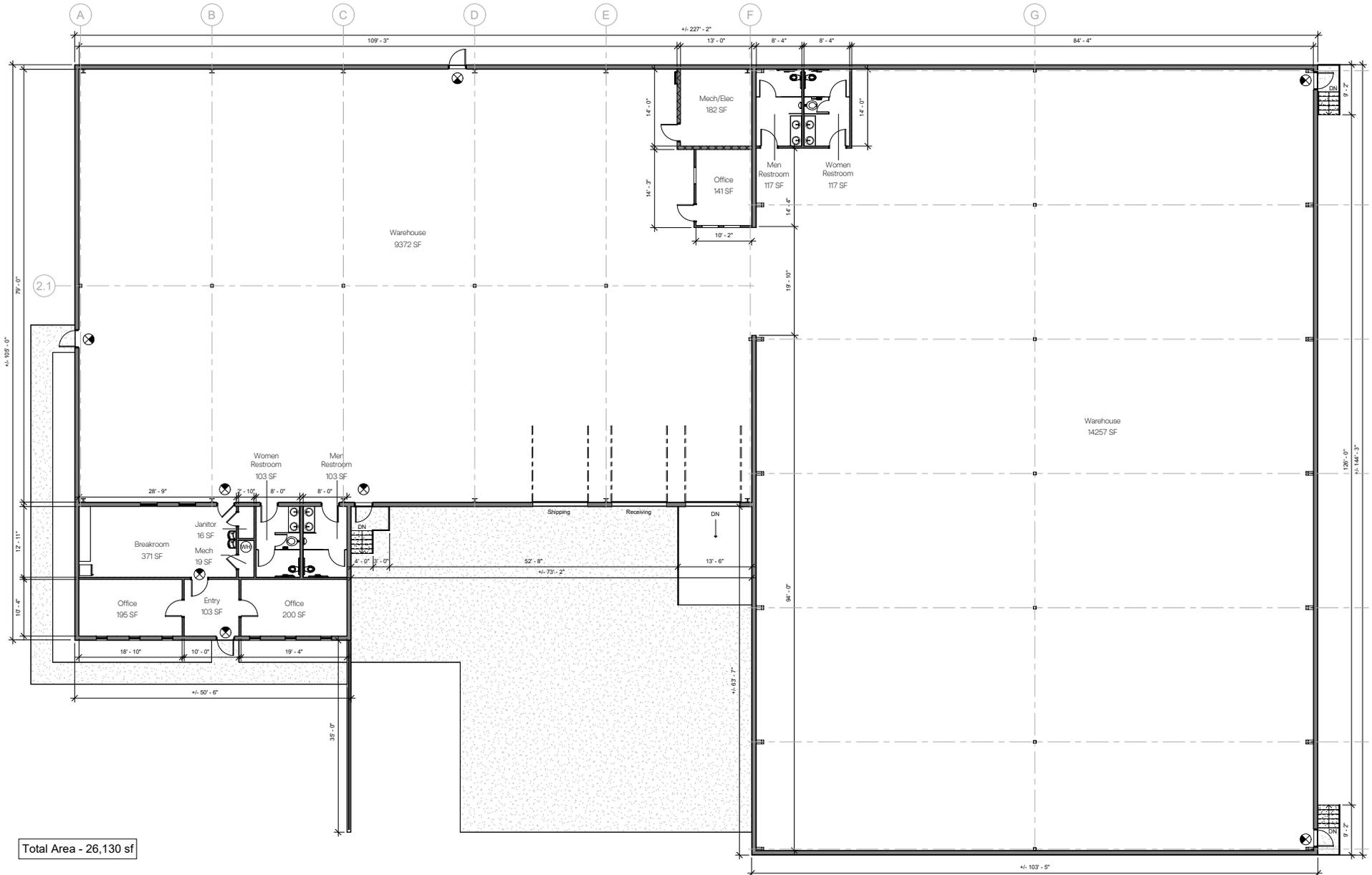


Floor Plan | 1821 S .1st Street, Rogers, AR | 3,750 SF





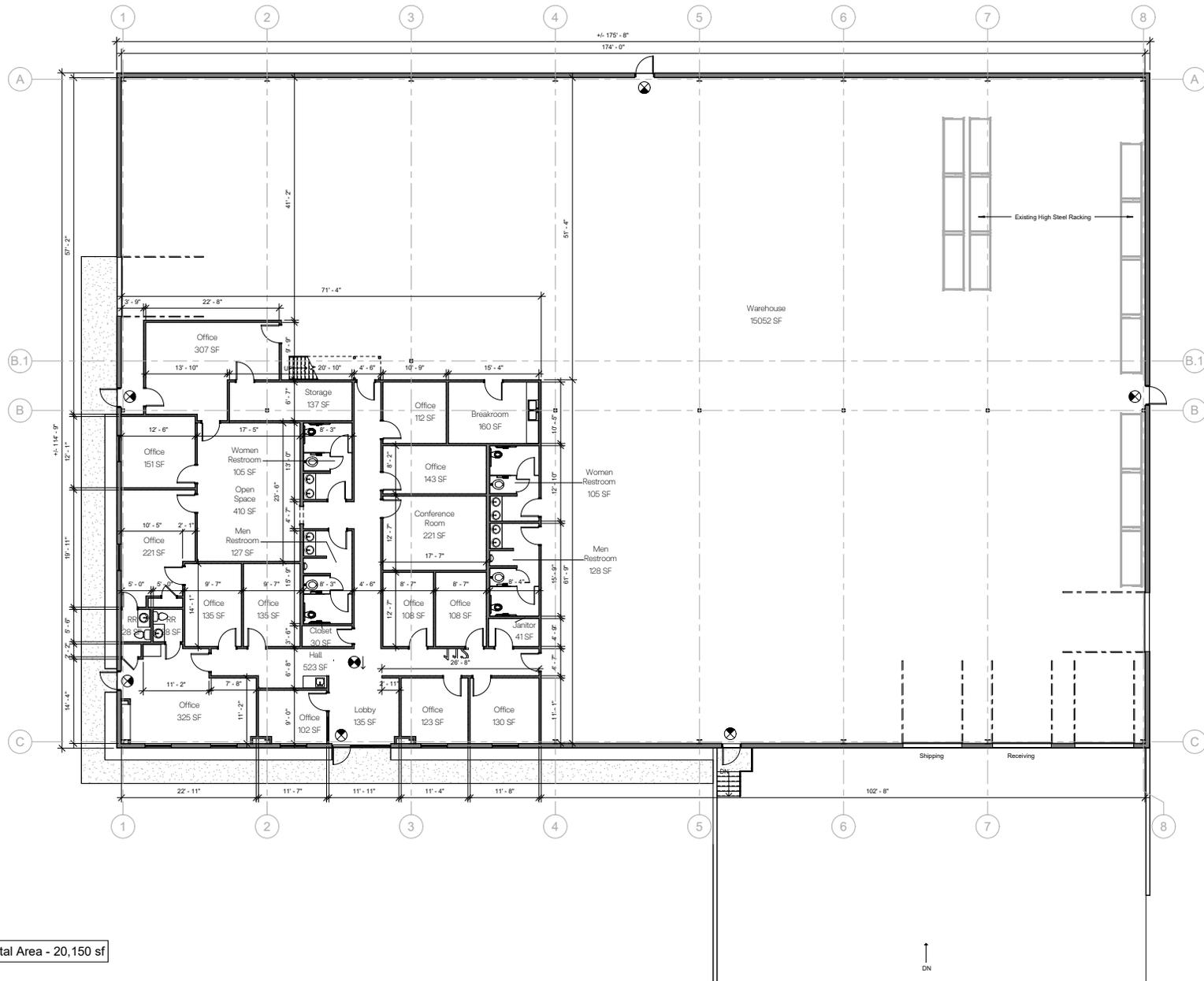
Floor Plan | 110 E. Linden Street, Rogers, AR | 25,808 SF



Total Area - 26,130 sf



Floor Plan | 112 E. Linden Street, Rogers, AR | 20,300 SF



Total Area - 20,150 sf



Benton & Washington Counties | Industrial Market

SOURCE: SKYLINE REPORT

Vacancy by Submarket	Time Period	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Office/Warehouse	1H 2024	5.9%	2.7%	11.6%	1.9%	0.0%	5.5%	5.1%
	2H 2024	8.2%	0.0%	14.1%	4.8%	0.0%	5.7%	6.3%
	1H 2025	6.5%	2.7%	14.5%	1.3%	0.0%	4.8%	5.1%
Retail/Warehouse	1H 2024	1.1%	4.7%	0.0%	8.9%	0.0%	0.3%	2.3%
	2H 2024	1.1%	1.1%	0.0%	0.0%	0.0%	0.3%	0.4%
	1H 2025	1.1%	4.9%	0.0%	10.2%	7.4%	0.6%	4.5%
Warehouse	1H 2024	8.0%	0.0%	0.3%	6.1%	27.7%	9.9%	8.0%
	2H 2024	9.9%	0.0%	3.7%	7.5%	28.6%	5.1%	7.6%
	1H 2025	8.8%	0.3%	7.4%	9.9%	32.4%	10.7%	10.4%

Available Space by Submarket	Time Period	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Office/Warehouse	1H 2024	48,700	6,000	41,236	15,750	0	127,430	239,116
	2H 2024	68,011	0	56,720	39,552	0	137,060	301,343
	1H 2025	53,730	6,000	58,200	10,892	0	115,276	244,098
Retail/Warehouse	1H 2024	2,928	6,004	0	27,116	0	2,500	38,548
	2H 2024	2,928	1,350	0	0	0	2,500	6,778
	1H 2025	2,928	5,400	0	67,324	9,860	5,000	90,512
Warehouse	1H 2024	185,500	0	4,349	191,018	290,675	369,572	1,041,114
	2H 2024	227,356	0	59,349	249,528	305,357	194,765	1,036,355
	1H 2025	197,008	4,000	119,299	326,302	343,990	413,743	1,404,342

12 Month Absorption by Submarket	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Warehouse	-11,508	-4,000	-144,950	-135,284	-38,633	-25,380	-359,755



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