



12182 PEACH ORCHARD RD - BENTONVILLE, AR 72712

OFFERING SUMMARY

Sale Price:	\$4,298,700
Building Size:	28,658 SF
Price / SF:	\$150.00
Lot Size:	2.50 +/- Acres

PROPERTY HIGHLIGHTS

- Expansive Floor Space
- High Ceilings & Overhead Doors
- Power & Infrastructure
- Forklift & Equipment Ready
- Office Area
- Close proximity to I-49 & Coler Mountain Bike Preserve.

PROPERTY OVERVIEW

Unlock the full potential of your business with this multi-building industrial manufacturing facility in north Bentonville! Features include a combination of open work areas, reinforced infrastructure, & high ceilings. Whether you're expanding an operation or looking to establish a highly functional base for production, this property offers the space, flexibility, & location to meet your needs.



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ADDITIONAL PROPERTY HIGHLIGHTS

- Building 1: 3,840 SF
- Building 2: 1,824 SF
- Building 3: 16,994 SF
- Building 4: 6,000 SF
- Large bays provide an ideal layout for equipment, heavy operations, or multi-department setup.
- Clear span interiors with high ceilings accommodate large equipment & vertical storage needs. Multiple overhead & dock doors offer convenient access for loading and unloading.
- Can handle high-capacity industrial power demands. Ceiling suspended utility lines support efficient operation of CNC machines, hydraulic presses, and more.
- 6-8" thick concrete floors ensure durability for heavy machinery such as forklifts, presses, mills, and lathes.
- A dedicated front area with private offices & conference room, that can be customized for administration or design/engineering needs.



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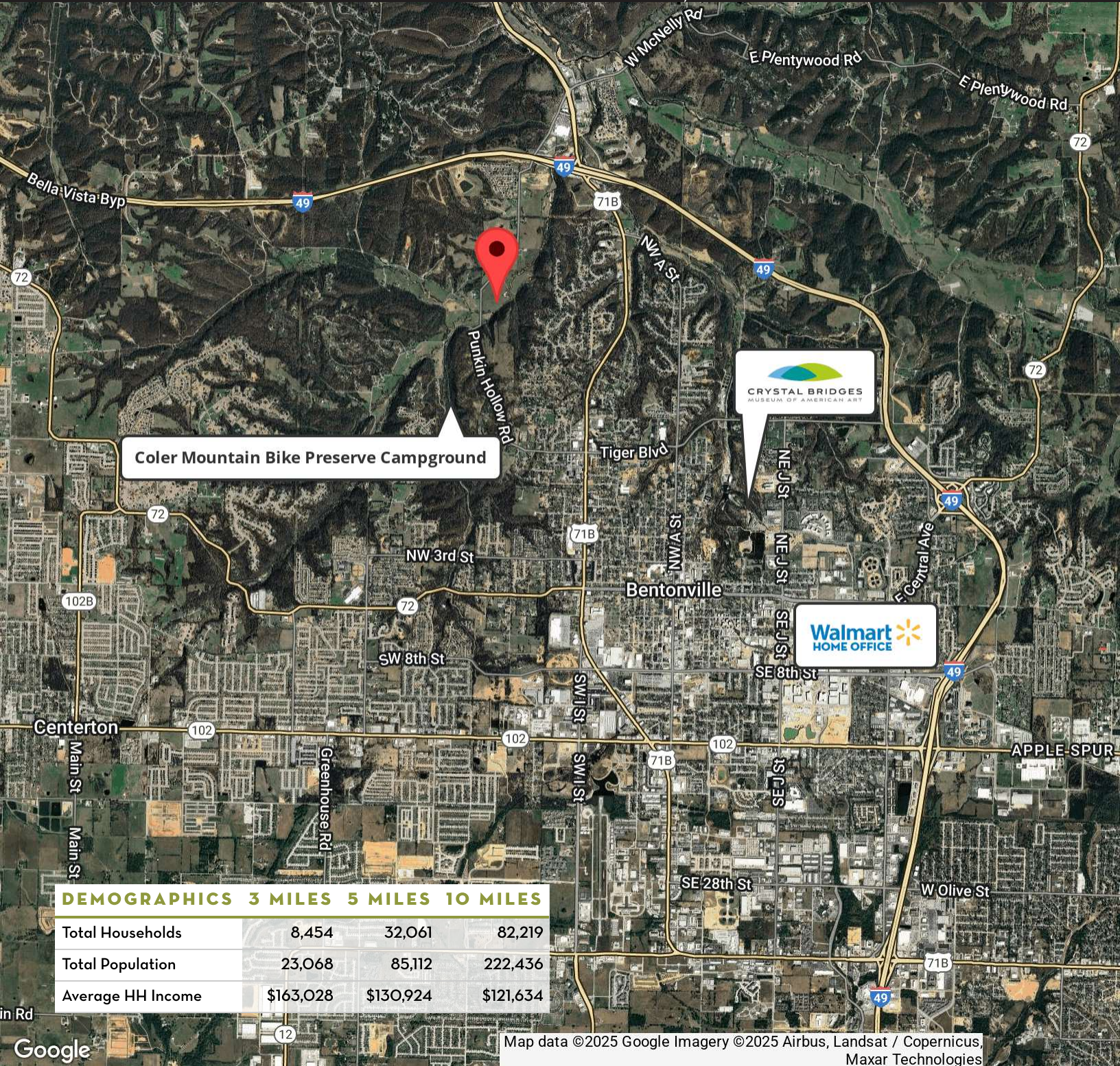




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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,454	32,061	82,219
Total Population	23,068	85,112	222,436
Average HH Income	\$163,028	\$130,924	\$121,634