

L-SAW CENTER

184 S. MAESTRI RD, TONTITOWN, AR 72762

| \$ 25.50/SQFT - INTERIOR UNITS

\$ 27.00/SQFT - END CAP W/ DRIVE THROUGH



ELSASS & CO.
REAL ESTATE TEAM

SOLD
Lindsey
& Associates

479-521-6611

1200 JOYCE BOULEVARD
FAYETTEVILLE



"We Bring Great
Neighbors Together!"



THE PROPERTY

- Located behind the Casey's & McDonalds on the corner of HWY 112 & HWY 412.
- Ready to start Tenant finish out.

BUILDOUT INCLUDES

- \$50/SqFt T.I. allowance.
- Front & rear walls provided with insulation only.
- Concrete Floor and ceiling provided As-Is.
- Interior demising walls (2-hour fire rated)
 - 6" Metal Studs
 - 2 Layers of 5/8" Sheetrocked. (NOT finished for paint)

UTILITIES & POWER

- Suites 1 & 9 - 400 Amp
- Suites 2-8 - 200 Amp
- Meter Loop - Provided
- Breaker Panel - NOT Provided
- All Suites Individual metered utilities

PROPERTY INFORMATION

- Year Built: 2025
- 13,990 square feet
- 9 Bays: 1500 SqFt min
- End Cap with Drive Through
- 75 Parking Spots
- Owner to provide White Box + \$50/SqFt T.I. Allowance
- Modified Gross Lease
- Tenant to pay all utilities & CAM Fee.
- CAM Fee Yr 1 = \$2.85/sf
- CAM Fees Include:
 - Real Estate Taxes
 - Insurance
 - \$75/month Dumpster Fee
 - +\$25 With Grease Trap



**PLEASE
CONTACT**

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