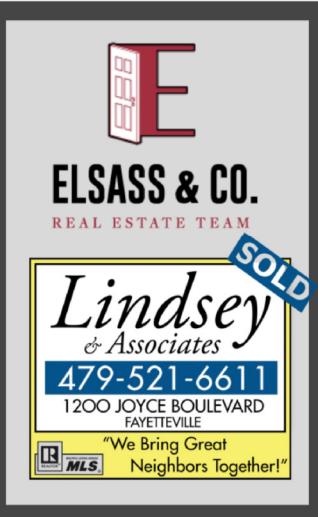


# L-SAW CENTER

184 S. MAESTRI RD, TONTITOWN, AR 72762  
| \$ 25.50/SQFT - INTERIOR UNITS  
\$ 27.00/SQFT - END CAP W/ DRIVE THROUGH



## 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

KIRK ELSASS  
kirkelsass@aol.com

ANDREW ELSASS  
(479)236-5280  
ael sass@lindsey.com