



**FOR LEASE**

Asking Rate:

**\$15.00 NNN**

**Contact us:**

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## 8200 SW Regional Airport Blvd Bentonville, Arkansas

### Property Amenities

- +/- 2,250 square feet available
- \$15.00 PSF NNN
- Up to +/- 4.0 acres of additional land for parking
- Tilt-concrete construction
- Future XNA Bypass will provide easy access to Interstate 49

Flex warehouse space for lease in Polo Park Business Campus near the Northwest Arkansas National Airport in Bentonville, Arkansas. Zoned "I-1," Light Industrial, suitable for several uses (see page three). Location allows for easy access to Highway 12, Highway 112 and Interstate 49 via future XNA bypass connector. Growth in immediate area with new residential developments and quick access to Walmart Distribution Centers and J.B. Hunt Transport corporate offices in Lowell, Arkansas.





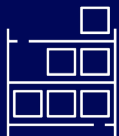
8200 SW Regional Airport Blvd



# Features



Convenient to I-49 and state highways 12 & 112



15-foot clear height



30' x 100' bays with roll-up doors



118 parking spaces



Tilt-concrete construction



## I-1, Light Industrial

### ALLOWED BY RIGHT

#### Agriculture and Animals

Animal clinic  
Animal kennel or shelter  
Animal - domestic or household  
Botanical garden  
Greenhouse  
Plant nursery

#### Recreation, Education & Assembly

Arena / auditorium  
Community center  
Conference / convention center  
Museum  
Park - community  
Park - mini  
Park - neighborhood

#### Services

ATM machine  
Adult day care  
Auto or equipment auction  
Automobile repair  
Car wash  
Crematory or mausoleum  
Child care – registered family home (5 children)  
Copy services  
Correctional facility or jail  
Crematory  
Governmental service facility  
Maintenance service  
Medical services - laboratory  
Office  
Office / warehouse  
Postal services  
Repair services - household  
Repair services - equipment, large appliances

#### Retail

Auto and vehicle sales/rental  
Building and landscape material sales  
Construction / heavy equipment sales/rental  
Equipment rental - indoor  
Equipment rental - outdoor  
Gas station  
Manufactured home sales  
Medical marijuana dispensary  
Pharmacy  
Recreational vehicle and boat sales/rental  
Outdoor vending, private property  
Retail

#### Industrial and Warehousing

Artisan / craft product manufacturing  
Cold storage plant  
Contractor maintenance yard  
Industrial - light  
Laboratory - dental or medical  
Laboratory - manufacturing  
Laboratory - research  
Light fabrication and assembly process  
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type  
Medical marijuana cultivation facility  
Mini-warehouse storage  
Taxidermy  
Warehousing or wholesaling

#### Transportation / Utilities

Parking facility (as principle use)  
Transportation facilities excluding airports

### CONDITIONAL

#### Agriculture and Animals

Agricultural product processing  
Agricultural-related business

#### Recreation, Education & Assembly

Commercial recreation facility - indoor  
Commercial recreation facility - outdoor  
Educational facility  
Golf course  
Outdoor music venue  
Religious facilities

#### Services

Child care – licensed center  
Public safety services

#### Retail

Restaurant, microbrewery

#### Industrial and Warehousing

Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail  
Mining

#### Transportation / Utilities

Airport facilities  
Utility facility  
Wireless communication facility (cell towers)

#### Other

Temporary uses

### ACCESSORY

#### Residential

Dwelling - accessory

#### Transportation / Utilities

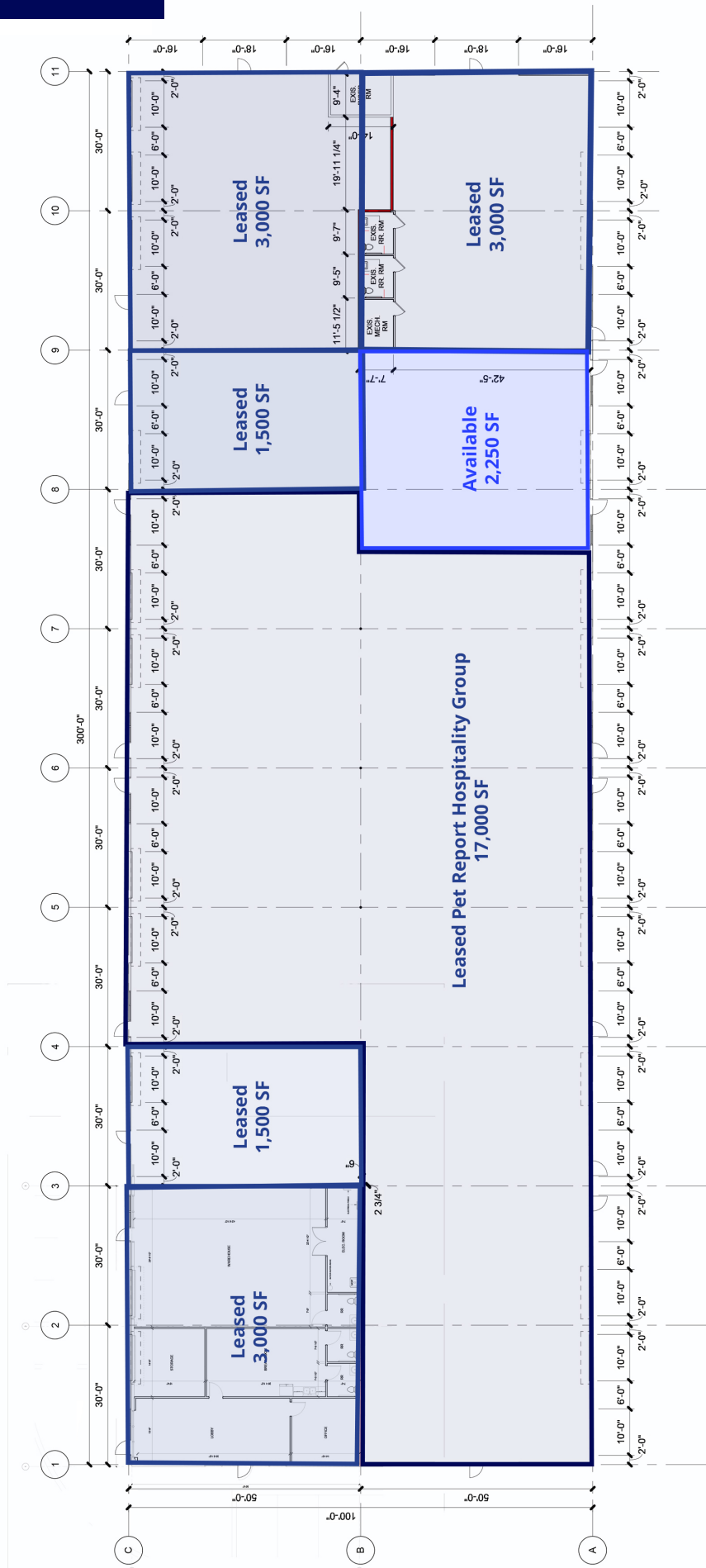
Solar energy system  
Wind energy system, small

#### Other

Building, accessory - nonresidential  
Donation box

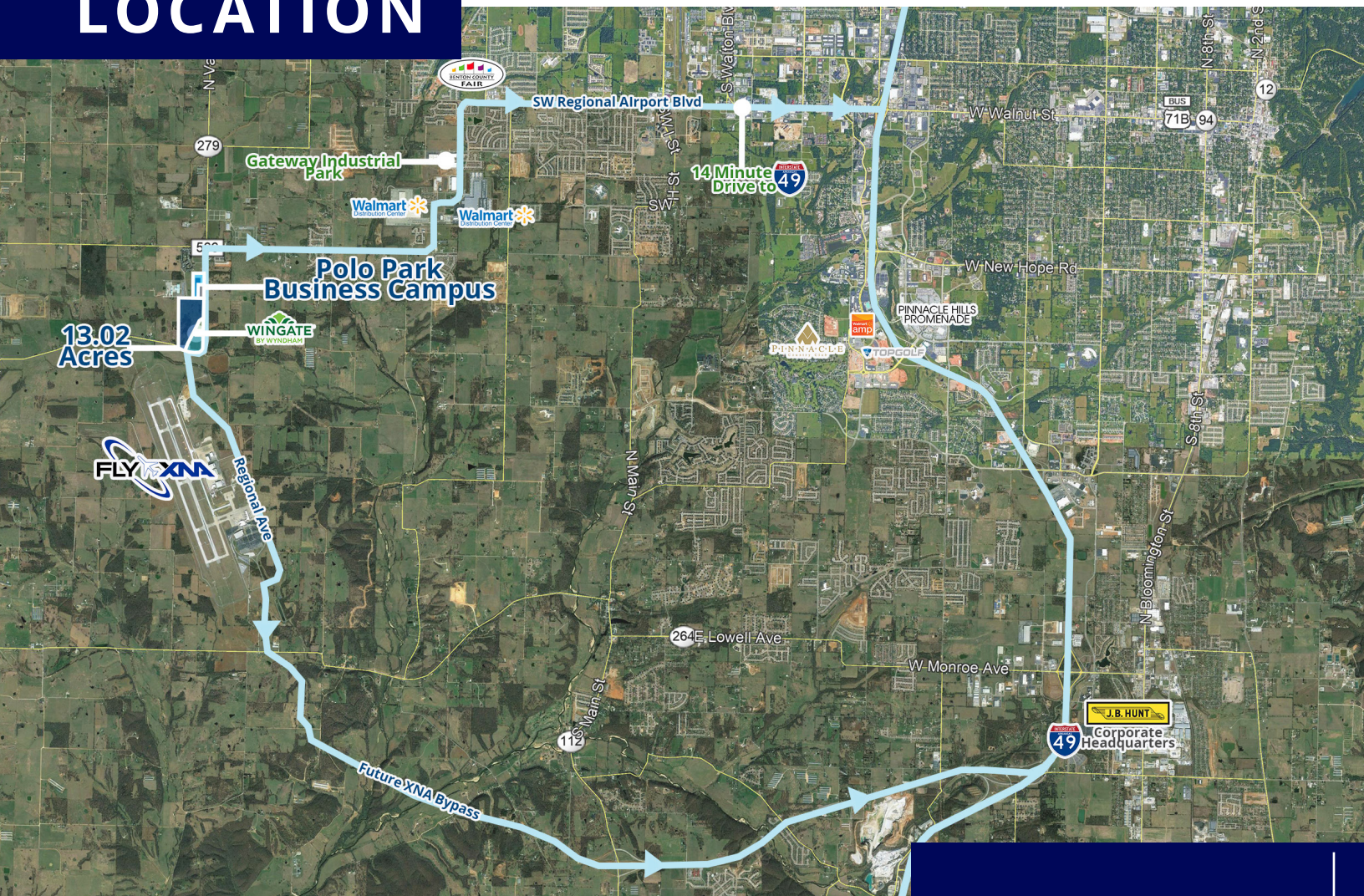


# FLOOR PLANS





# LOCATION



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