



FOR LEASE

Asking Rate:

\$15.00 NNN

Contact us:

Wade Smith, SIOR

Brokeragen | Arkansas
+1 214 924 1605

wade.smith@ar.colliers.com

John Rowland

Brokerage | Arkansas
+1 501 804 2514
john.rowland@ar.colliers.com

Colliers

Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
colliers.com/arkansas

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

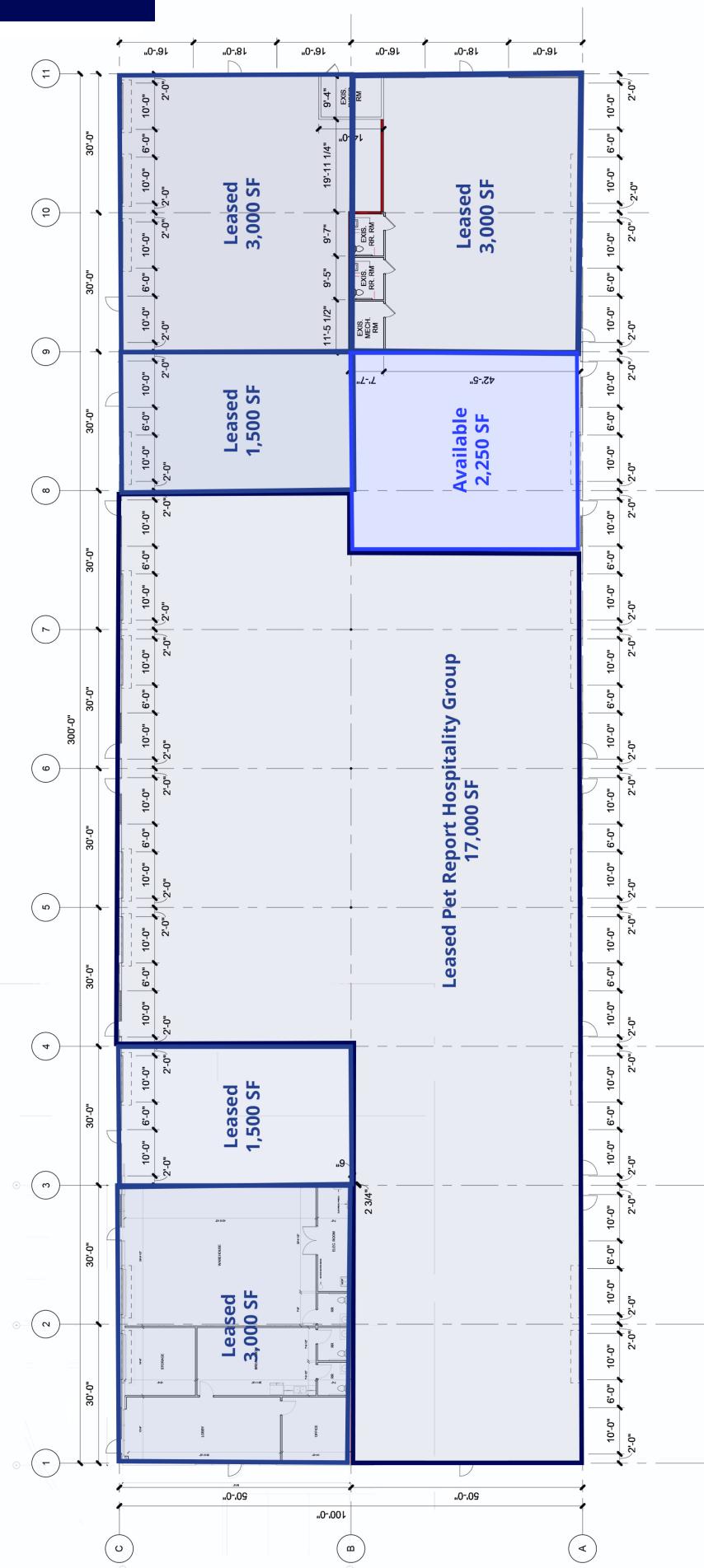


I-1, Light Industrial

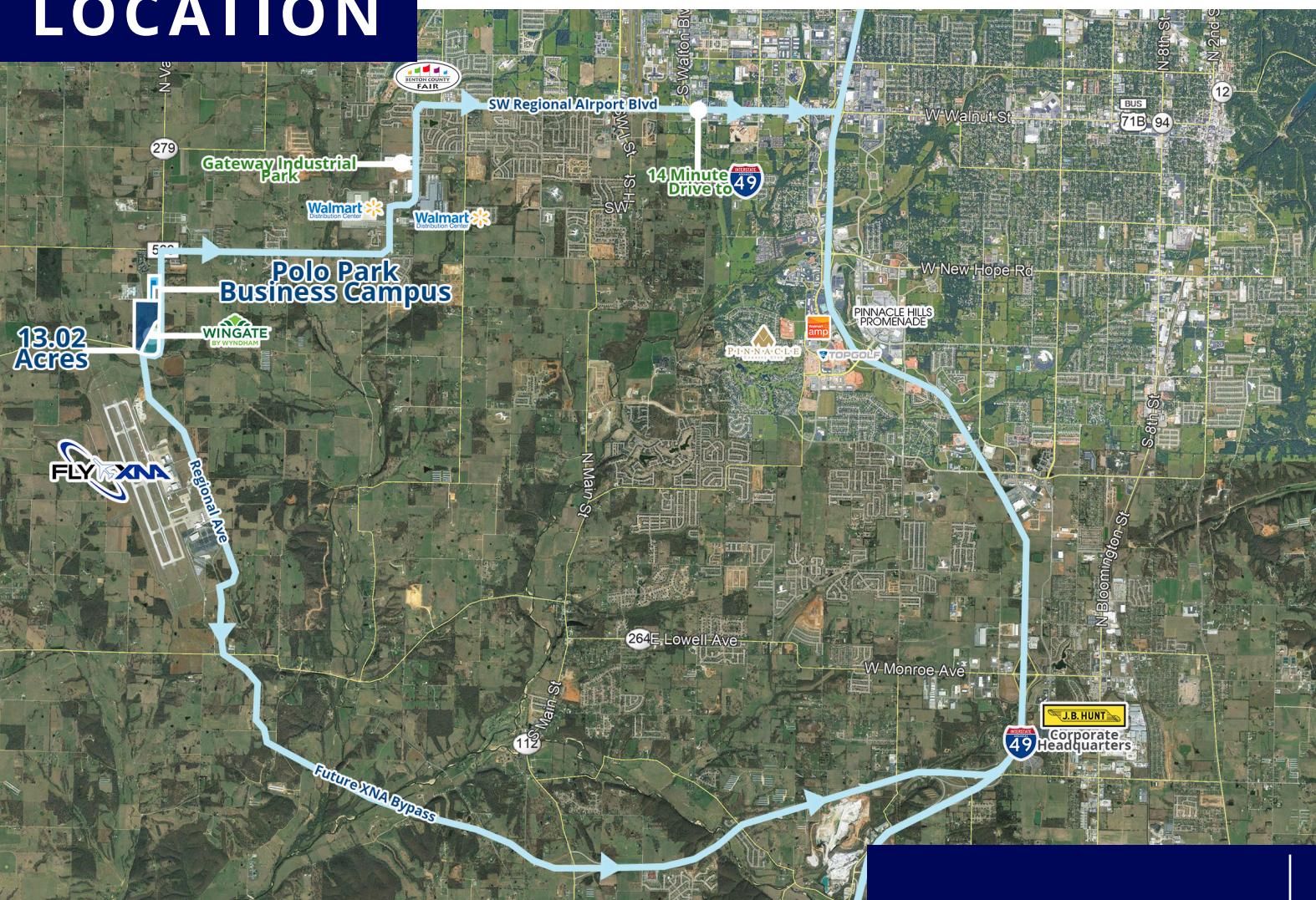
ALLOWED BY RIGHT	CONDITIONAL
Agriculture and Animals Animal clinic Animal kennel or shelter Animal - domestic or household Botanical garden Greenhouse Plant nursery	Retail Auto and vehicle sales/rental Building and landscape material sales Construction / heavy equipment sales/rental Equipment rental - indoor Equipment rental - outdoor Gas station Manufactured home sales Medical marijuana dispensary Pharmacy Recreational vehicle and boat sales/rental Outdoor vending, private property Retail
Recreation, Education & Assembly Arena / auditorium Community center Conference / convention center Museum Park - community Park - mini Park - neighborhood	Recreation, Education & Assembly Commercial recreation facility - indoor Commercial recreation facility - outdoor Educational facility Golf course Outdoor music venue Religious facilities
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	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
	ACCESSORY
	Residential Dwelling - accessory
	Transportation / Utilities Solar energy system Wind energy system, small
	Other Building, accessory - nonresidential Donation box



FLOOR PLANS



LOCATION



Contact us:

Wade Smith, SIOR

Brokerage | Arkansas
 +1 214 924 1605
 wade.smith@ar.colliers.com

John Rowland

Brokerage | Arkansas
 +1 501 804 2514
 john.rowland@ar.colliers.com

Colliers

Accelerating success.