



115 E LINDEN ST

112 E LINDEN ST

110 E LINDEN ST

E Linden Street

S 1st Street

For Lease

110, 112, and 115 E. Linden Street,
Rogers, AR



Accelerating success.

The Property

Highlights

- Rare flex/industrial space in Rogers, AR
- 20,300 SF - 32,800 SF available
- Total: 78,908 SF
- Lease rates differ by building
- Lot size: +/- 7.91 acres
- Immediate I-49 access
- Multiple grade-level bays and dock-high doors with levelers
- Ceiling height range: 15' - 25'

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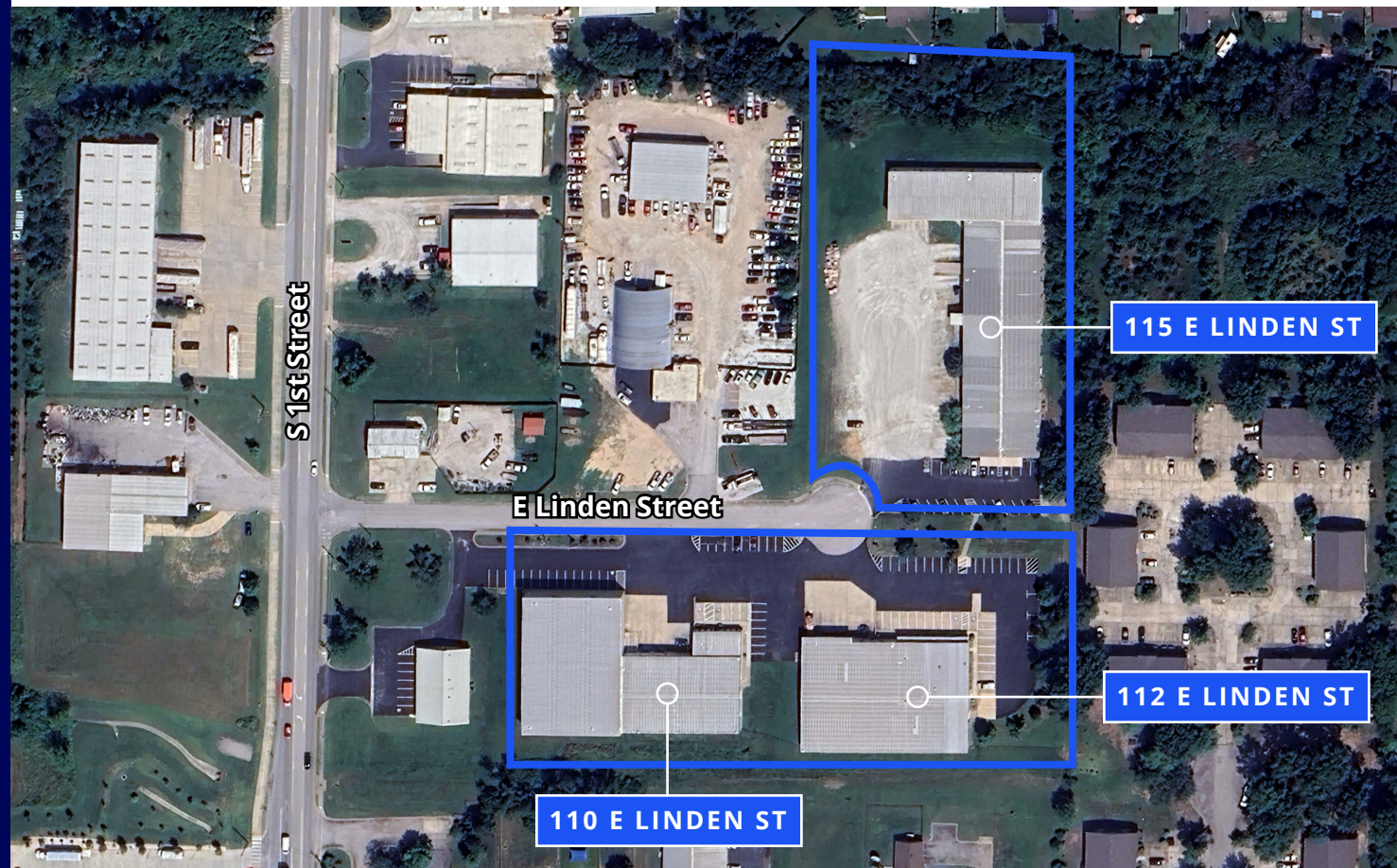
Colliers | Arkansas

1 Allied Drive, Suite 1500

Little Rock, AR 72202

P: +1 501 372 6161

F: +1 501 372 0671





110 E. Linden Street, Rogers, AR

- Lease rate: \$11.50/SF, NNN
- Building size: 25,808 SF (1,100 SF office)
- Two dock-high doors
- One grade-level drive-in door
- 15' - 25' clear heights

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112 E. Linden Street, Rogers, AR

- Lease rate: \$11.00/SF, NNN
- Building size: 20,300 SF (4,536 SF office)
- Three dock-high doors
- One grade-level drive-in door
- 15' - 20' clear heights

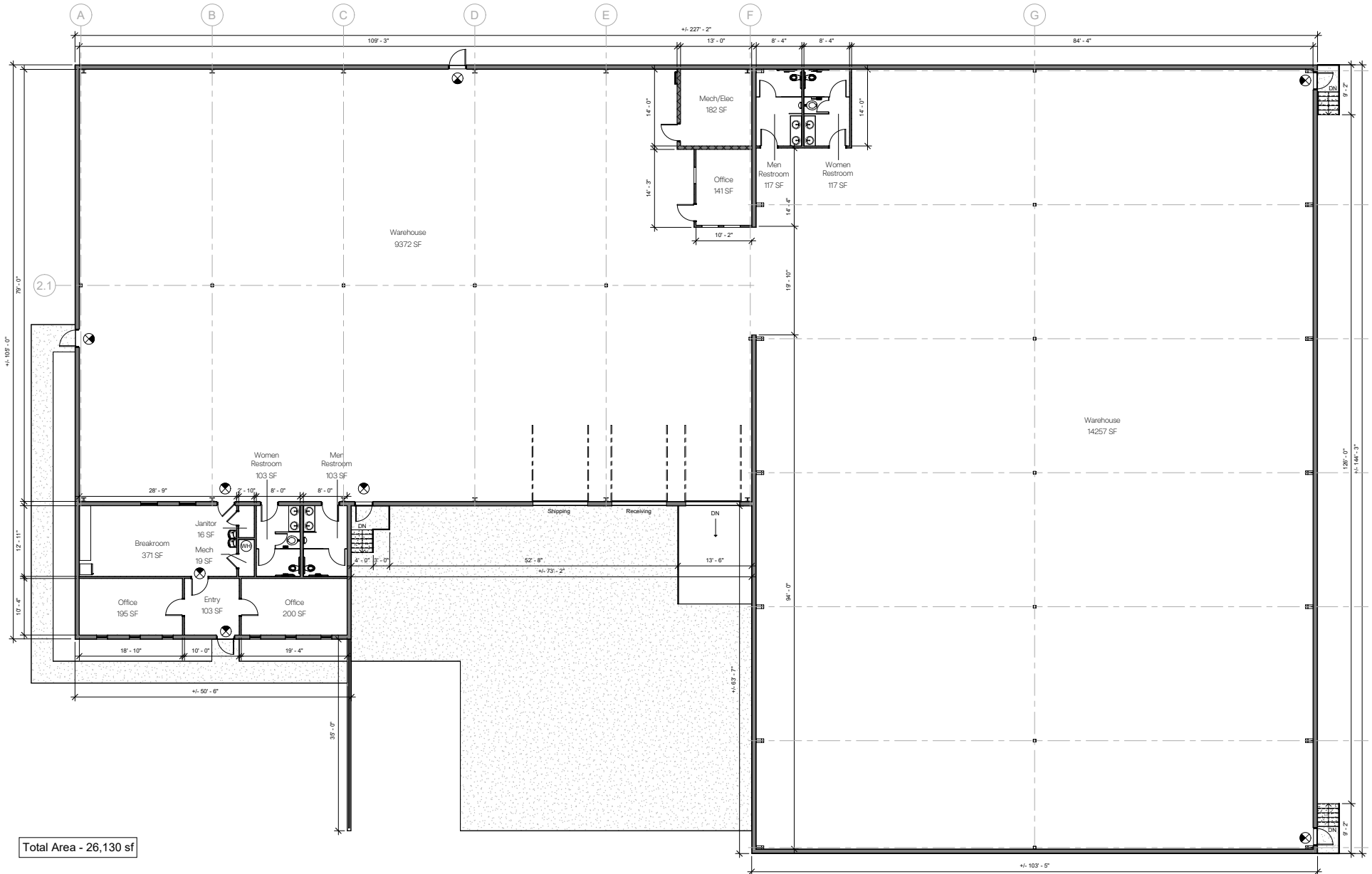


115 E. Linden Street, Rogers, AR

- Lease rate: \$10.00/SF, NNN
- Building size: 32,800 SF (9,600 SF office)
- Three dock-high doors
- Two grade-level drive-in door
- 15' - 20' clear heights
- Fenced yard space available



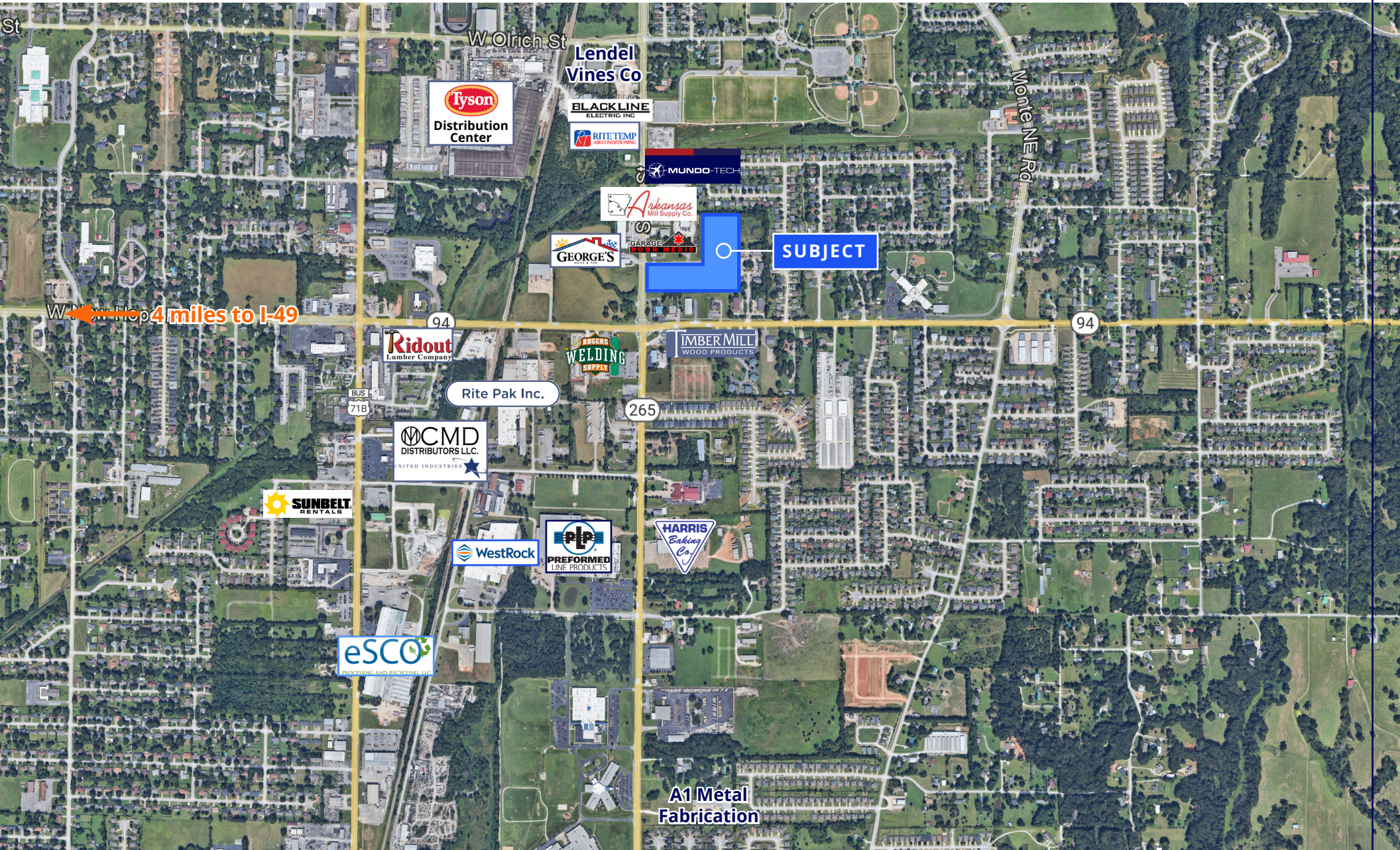
Floor Plan | 110 E. Linden Street, Rogers, AR | 25,808 SF



Total Area - 26,130 sf



Rogers | Industrial Aerial



Tyson
Distribution Center

Lendel Vines Co

BLACKLINE
ELECTRIC INC

RITE TEMP
AIR CONDITIONING

MUNDO-TECH

Arkansas
Mill Supply Co

GEORGE'S
GARAGE DOOR MEDIC

SUBJECT

← Hop 4 miles to I-49

Ridout
Lumber Company

Rite Pak Inc.

ROGERS WELDING
SUPPLY

IMBER MILL
WOOD PRODUCTS

CMD
DISTRIBUTORS LLC.
UNITED INDUSTRIES

SUNBELT
RENTALS

WestRock

PIP
PREFORMED
LINE PRODUCTS

HARRIS
Baking Co.

eSCO
PROCESSING AND REPAIR SERVICES LLC

A1 Metal
Fabrication



Benton & Washington Counties | Industrial Market

SOURCE: SKYLINE REPORT

Vacancy by Submarket	Time Period	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Office/Warehouse	1H 2024	5.9%	2.7%	11.6%	1.9%	0.0%	5.5%	5.1%
	2H 2024	8.2%	0.0%	14.1%	4.8%	0.0%	5.7%	6.3%
	1H 2025	6.5%	2.7%	14.5%	1.3%	0.0%	4.8%	5.1%
Retail/Warehouse	1H 2024	1.1%	4.7%	0.0%	8.9%	0.0%	0.3%	2.3%
	2H 2024	1.1%	1.1%	0.0%	0.0%	0.0%	0.3%	0.4%
	1H 2025	1.1%	4.9%	0.0%	10.2%	7.4%	0.6%	4.5%
Warehouse	1H 2024	8.0%	0.0%	0.3%	6.1%	27.7%	9.9%	8.0%
	2H 2024	9.9%	0.0%	3.7%	7.5%	28.6%	5.1%	7.6%
	1H 2025	8.8%	0.3%	7.4%	9.9%	32.4%	10.7%	10.4%

Available Space by Submarket	Time Period	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Office/Warehouse	1H 2024	48,700	6,000	41,236	15,750	0	127,430	239,116
	2H 2024	68,011	0	56,720	39,552	0	137,060	301,343
	1H 2025	53,730	6,000	58,200	10,892	0	115,276	244,098
Retail/Warehouse	1H 2024	2,928	6,004	0	27,116	0	2,500	38,548
	2H 2024	2,928	1,350	0	0	0	2,500	6,778
	1H 2025	2,928	5,400	0	67,324	9,860	5,000	90,512
Warehouse	1H 2024	185,500	0	4,349	191,018	290,675	369,572	1,041,114
	2H 2024	227,356	0	59,349	249,528	305,357	194,765	1,036,355
	1H 2025	197,008	4,000	119,299	326,302	343,990	413,743	1,404,342

12 Month Absorption by Submarket	Bentonville	Fayetteville	Lowell	Rogers	Siloam Springs	Springdale	Northwest Arkansas
Warehouse	-11,508	-4,000	-144,950	-135,284	-38,633	-25,380	-359,755



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