

2650 S SCHOOL AVE, FAYETTEVILLE

FLEX SPACE FOR LEASE

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LEASE OVERVIEW

AVAILABLE:	2,500 SF
LEASE RATE:	\$10.50 PSF MODIFIED GROSS
GRADE LEVEL DOOR:	1 (8' x 8')
PARCEL SIZE:	0.68 AC
MIN WALL HEIGHT:	9'
PEAK HEIGHT:	9'
PARKING:	GRAVELED
HVAC:	FULLY CONDITIONED

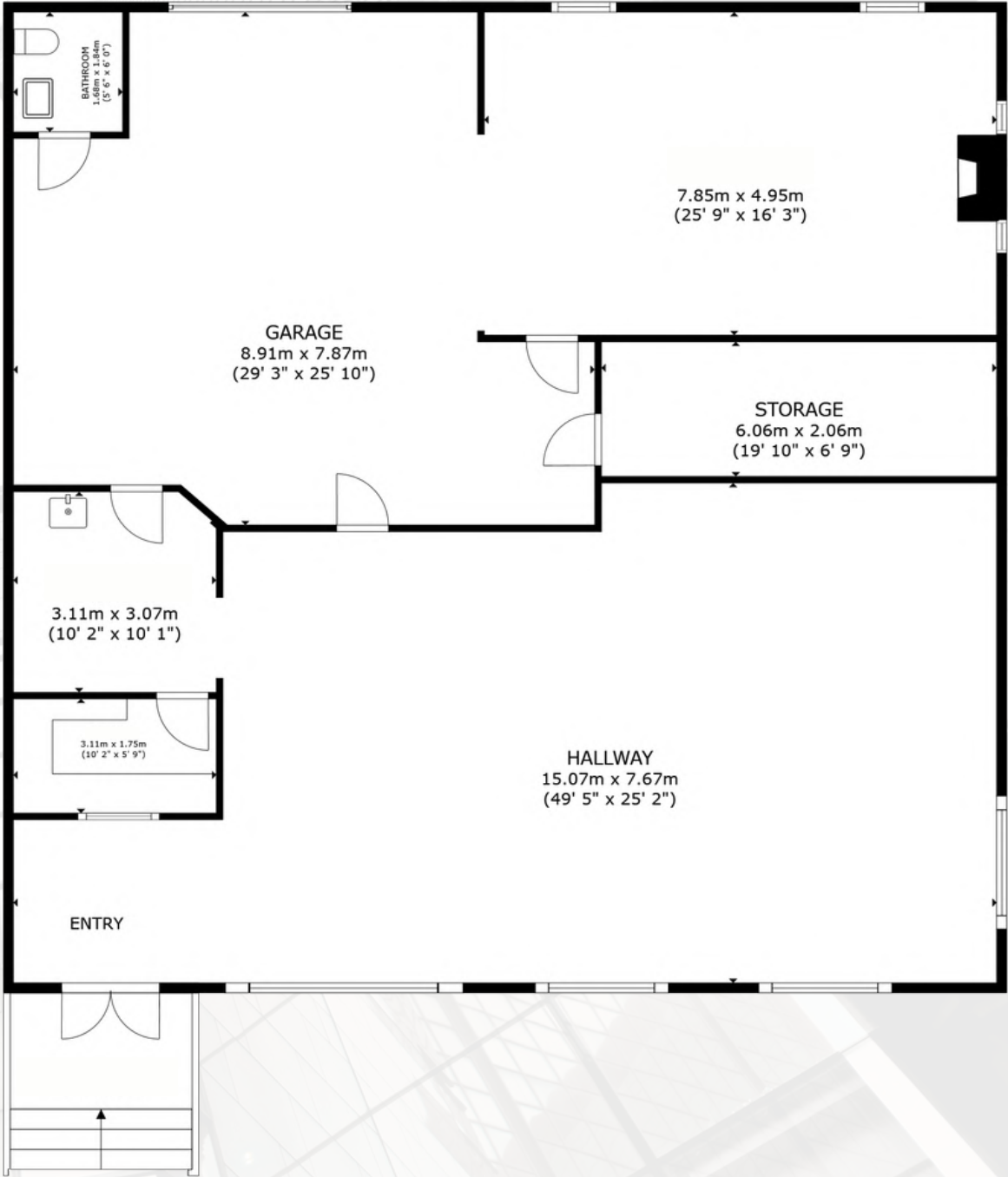
EXECUTIVE SUMMARY

±2,500 SF of flex space for lease in Fayetteville, conveniently located just 1.5 miles from Interstate 49 for excellent regional access. The property features full HVAC throughout, an 8' x 8' grade-level overhead door, graveled parking, and a modified gross lease structure, making it an ideal solution for warehouse, light industrial, contractor, or service-related users seeking a functional and well-located space.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



INTERIOR PHOTOS



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FLEX BUILDING



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AERIAL VIEW



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OVERHEAD VIEW



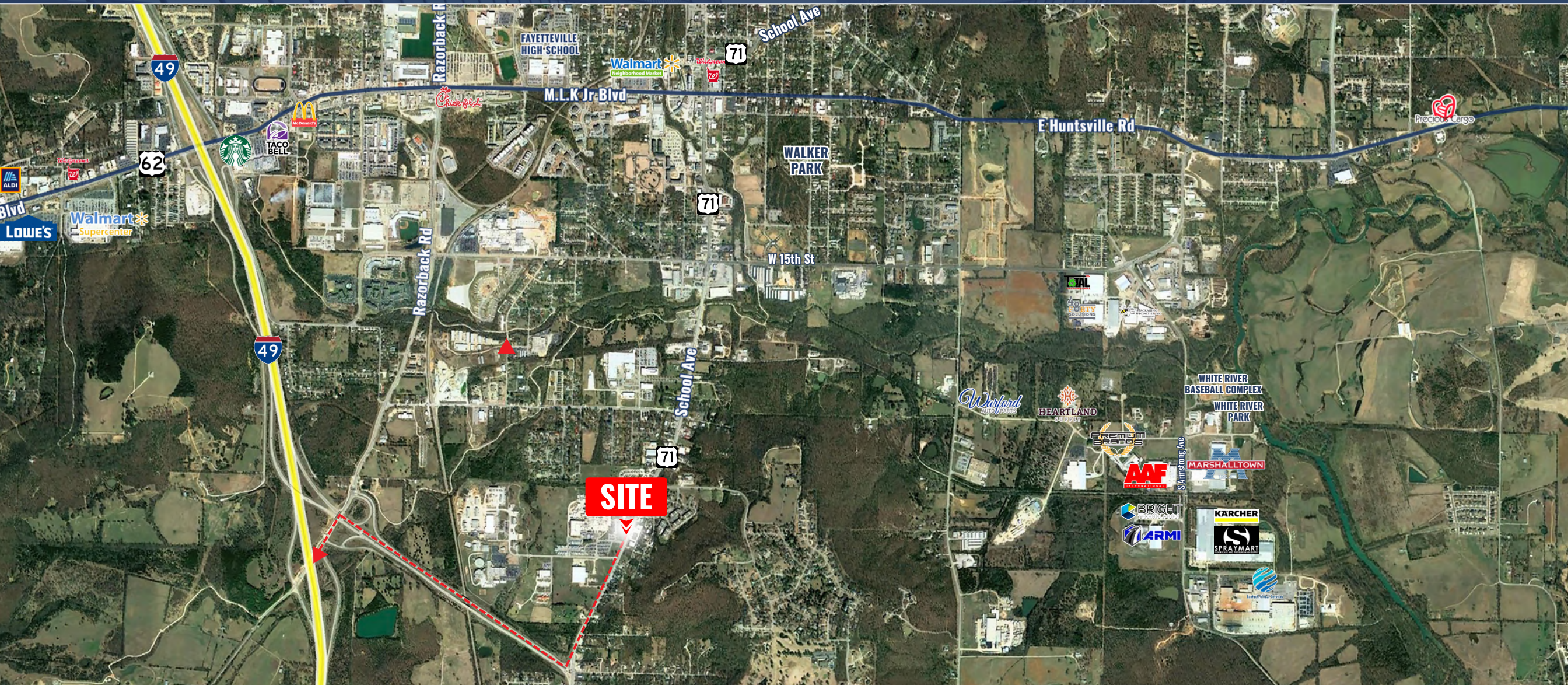
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AERIAL MAP VIEW — 1.5 MILES FROM I-49



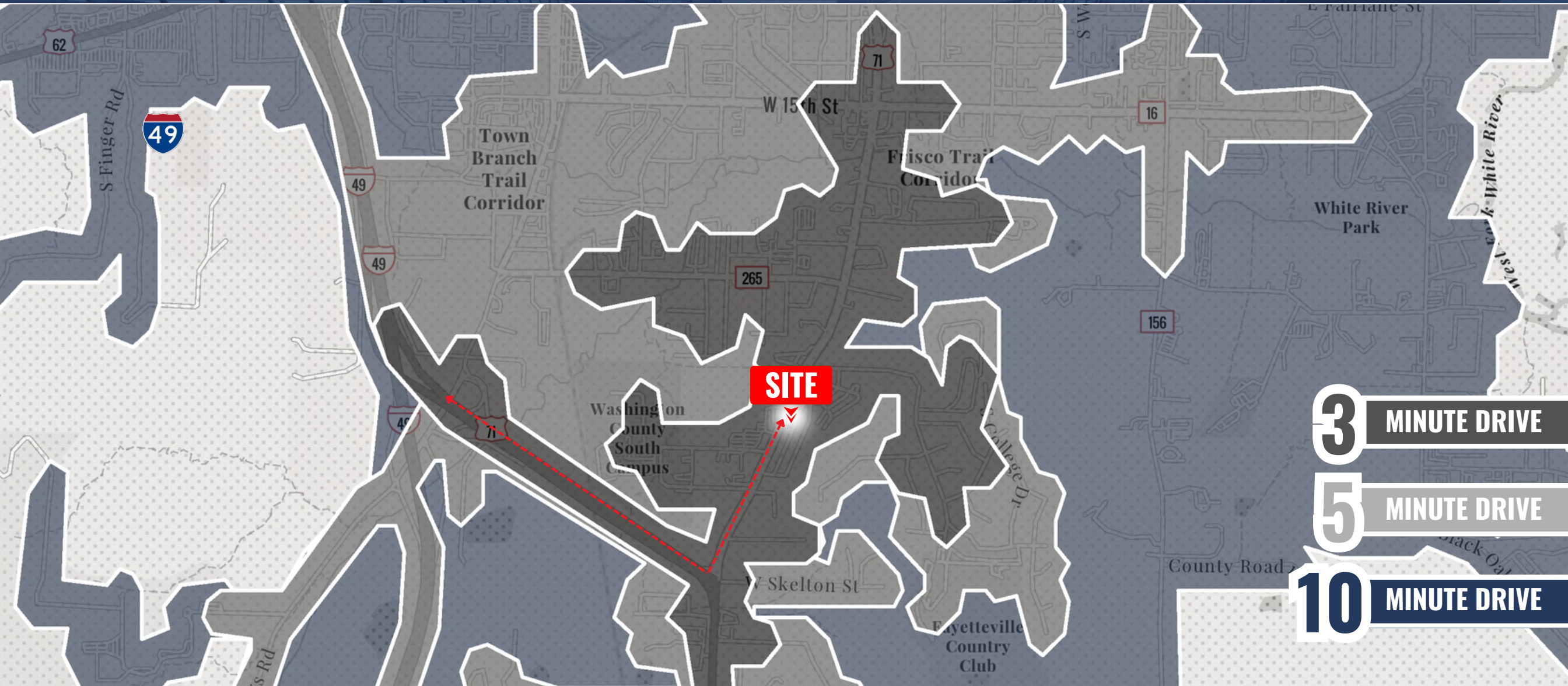
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DRIVE-TIME MAP



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CONTACT US



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Palmer Hays is a Northwest Arkansas native focused exclusively on industrial and land transactions. Palmer has worked with hundreds of tenants, landlords, and ownership groups across the region and has remained one of the most consistently active brokers in the Northwest Arkansas industrial market.

His business is built on a disciplined understanding of market fundamentals and a strong, consistent work ethic, allowing him to guide clients through real estate decisions with clarity and precision. When grouped with consistent deal flow this provides a real-time lens into market behavior, allowing clients to act on actionable insights rather than generalized assumptions.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond.

With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



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