

INDUSTRIAL BUILDING FOR LEASE

444 OLD WIRE ROAD

SPRINGDALE, ARKANSAS 72764



PALMER HAYS, SIOR MEMBER ASSOCIATE
INDUSTRIAL & LAND SPECIALIST
479.466.8499
PALMER@BENNETTCRE.COM

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

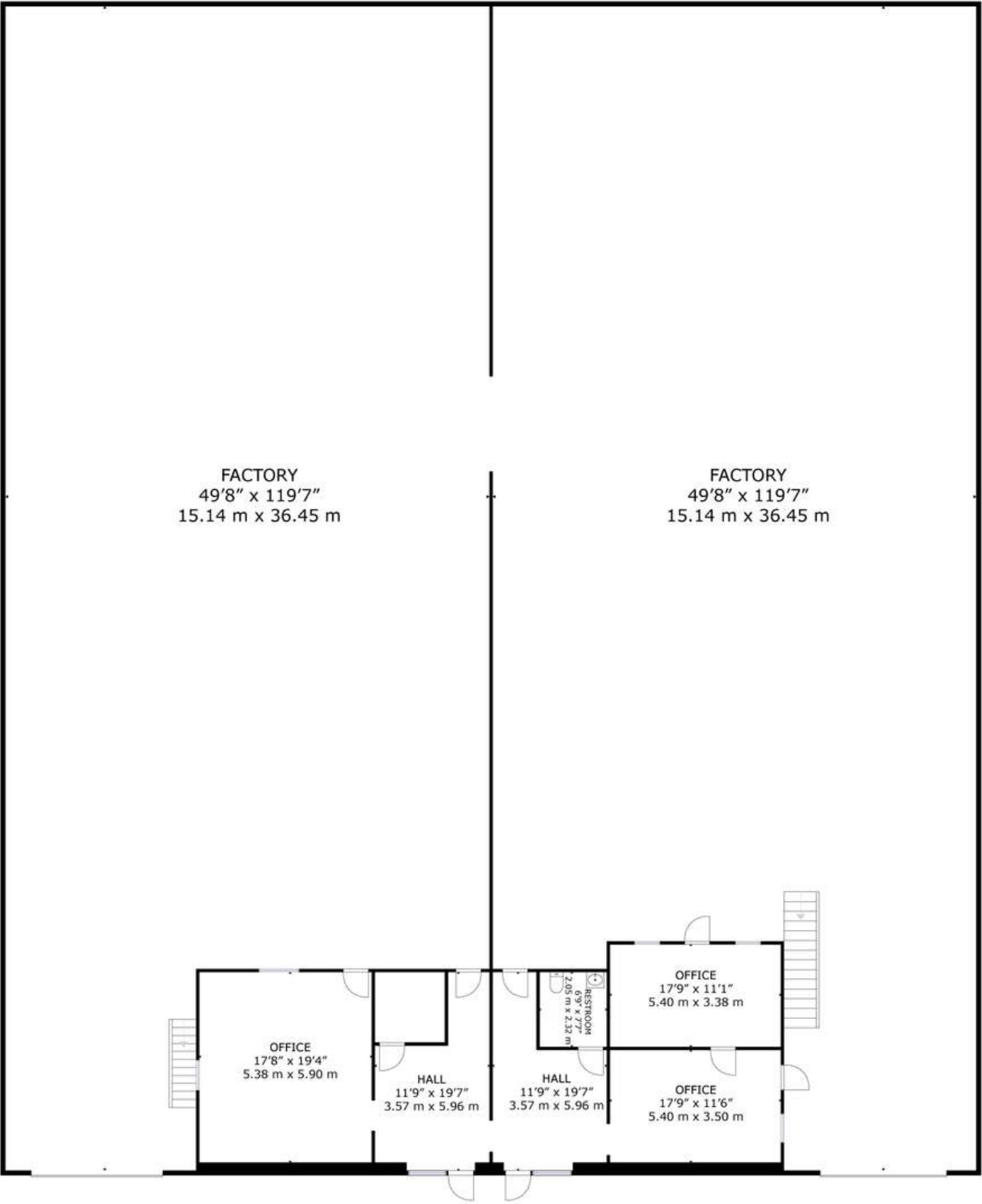
SITE OVERVIEW

TOTAL BUILDING SF	12,500 SF (CAN BE DEMISED TO 6,250 SF)
ASKING RENT:	\$10.50 PSF
RENT TYPE:	NNN
ROLL-UP DOORS:	1 PER UNIT (2 TOTAL)
CLEAR HEIGHT:	13'
PEAK HEIGHT:	17'
POWER:	THREE-PHASE AVAILABLE UPON REQUEST

PROPERTY HIGHLIGHTS

- + BUILDING CAN BE DEMISED TO 6,250 SF
- + COMMUNITY DOCK AVAILABLE
- + ONE SMALL OFFICE AND ONE BATHROOM PER UNIT
- + 3.4 MILE DRIVE TO INTERSTATE-49
- + 1.0 MILE DRIVE TO HWY 71-B

VIRTUAL TOUR LINK



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444 OLD WIRE RD, SPRINGDALE, AR - H1 & H2

AERIAL VIEW

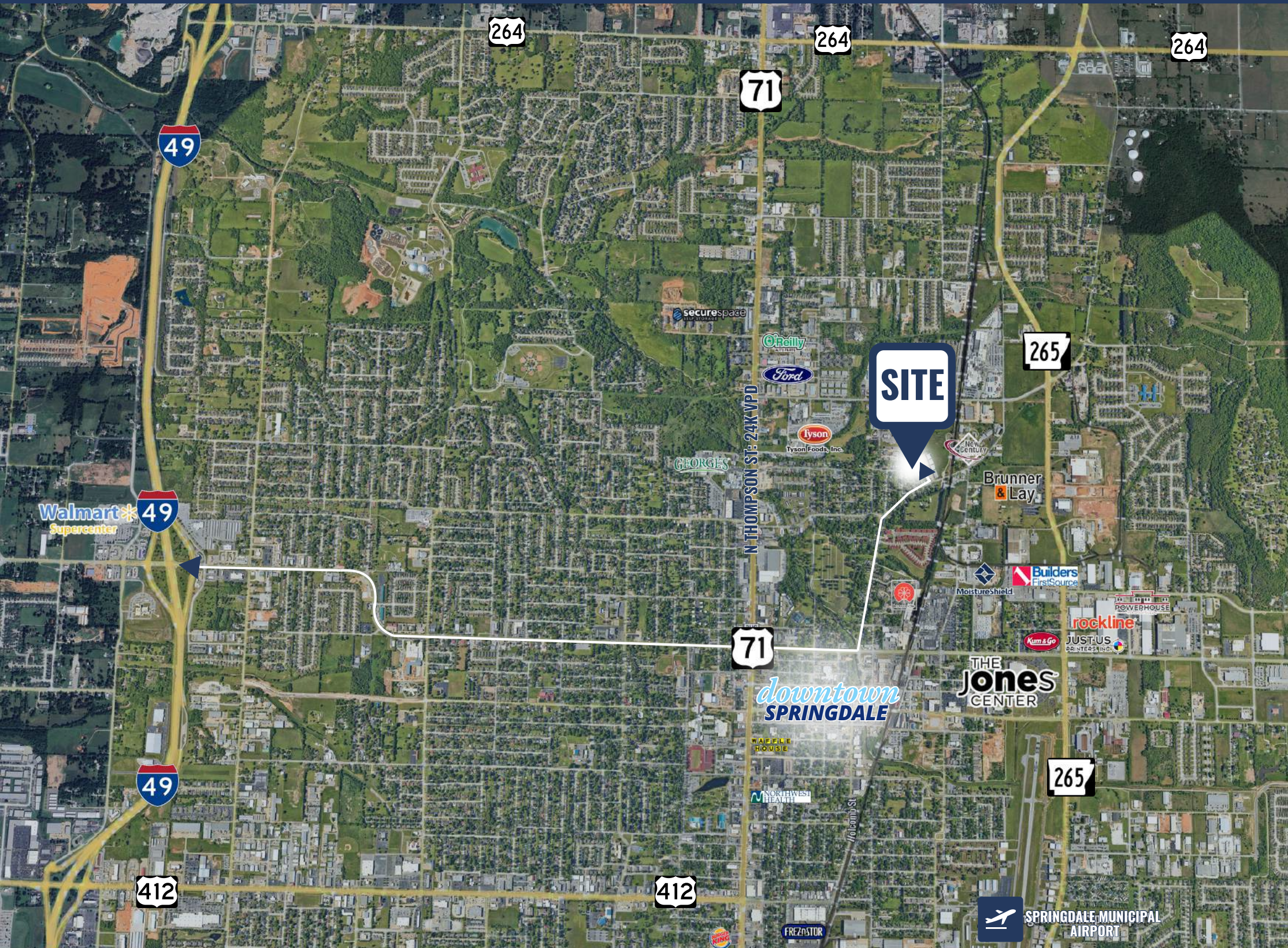


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DISTANCE FROM SITE



INTERSTATE-49
3.4 MILES ⌚ 11 MIN

HWY 71-B
1.0 MILE ⌚ 5 MIN

HWY 264
2.2 MILES ⌚ 5 MIN

HWY 412
1.7 MILES ⌚ 5 MIN

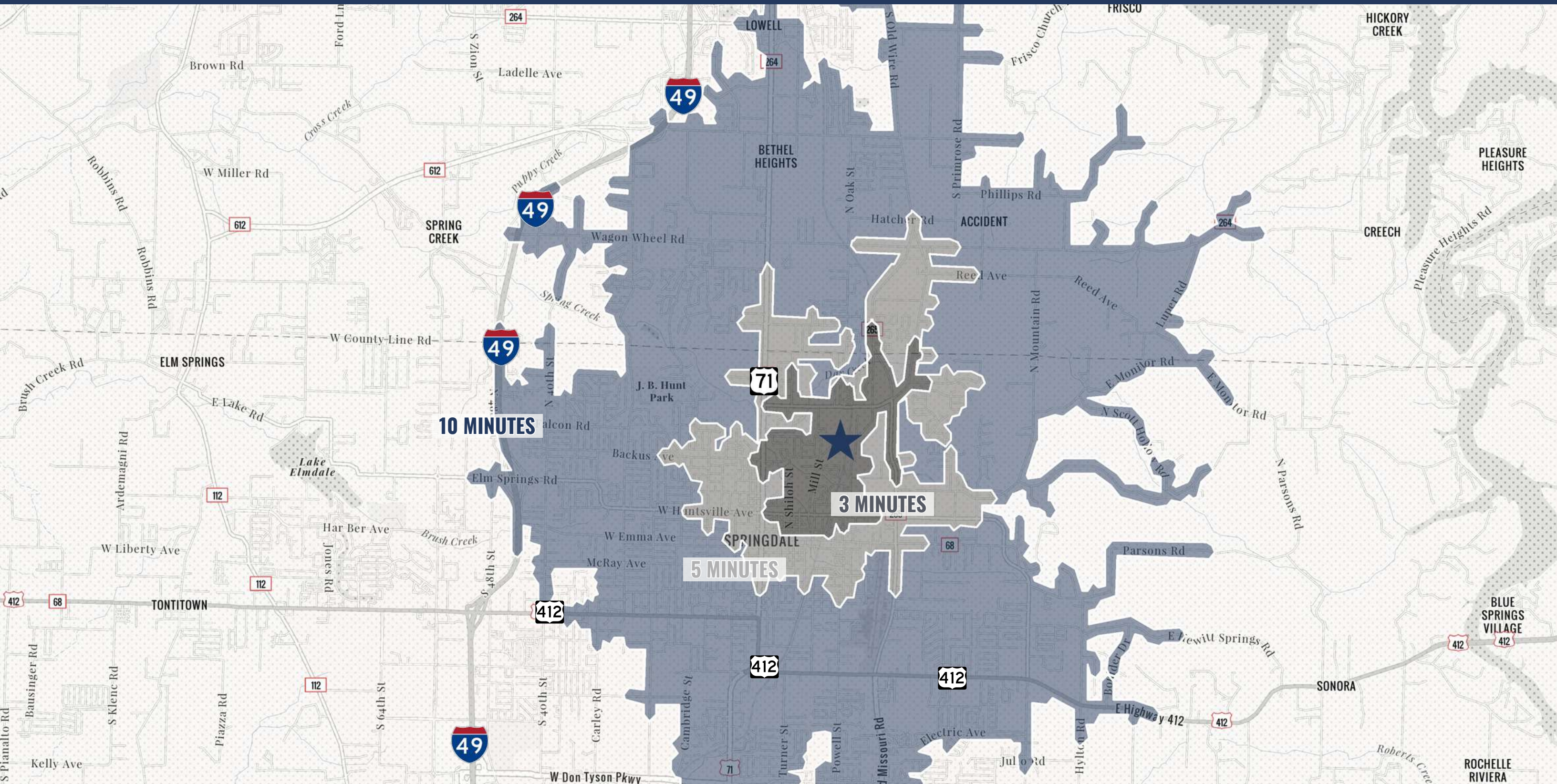


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DRIVE TIME MAP



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