

WAREHOUSE SPACE FOR LEASE

904 CLAYTON STREET

SPRINGDALE, AR 72762



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

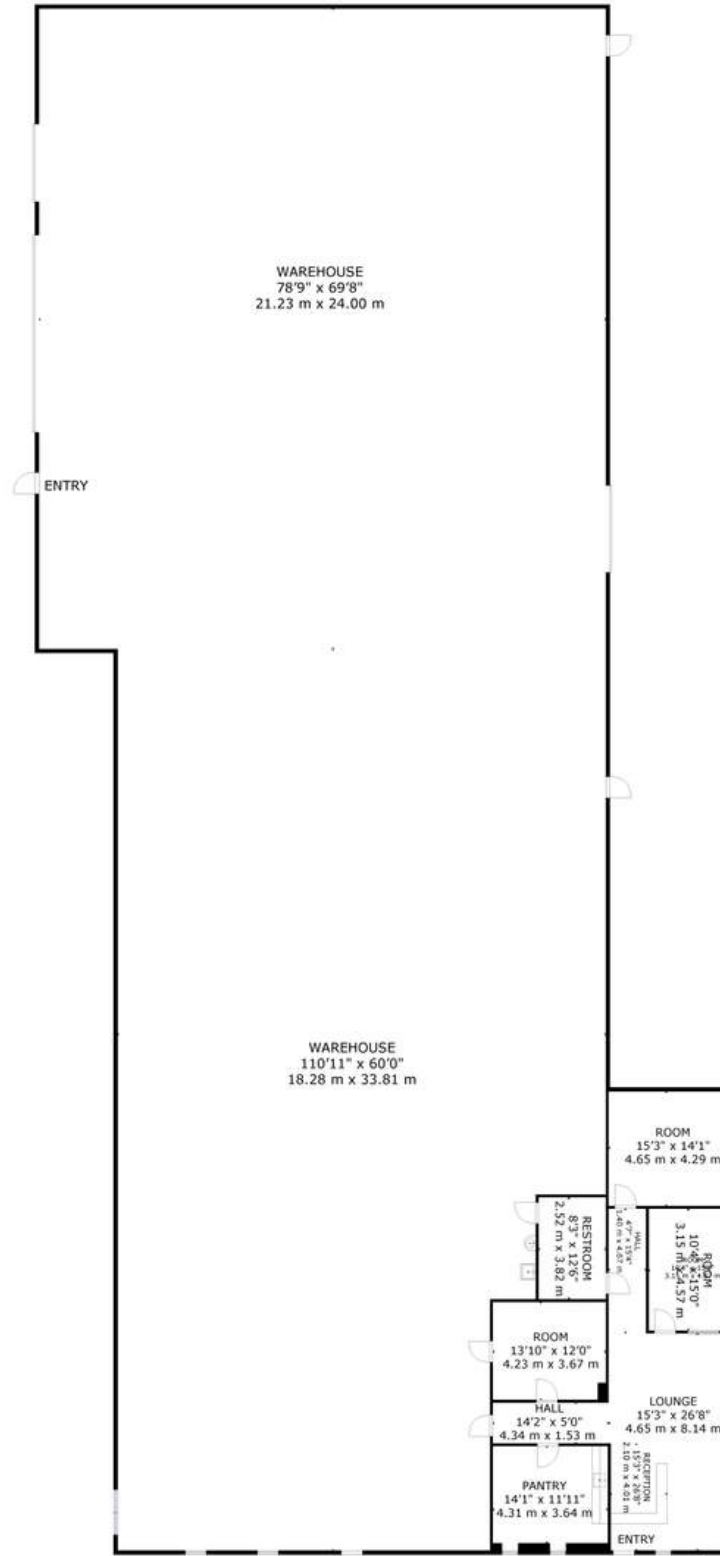
SITE OVERVIEW

TOTAL BUILDING SF:	13,055 SF
ASKING RENT:	\$10.00 PSF NNN
GRADE LEVEL DOORS:	1 (12 x 24)
MAX WALL HEIGHT:	17.5'
MAX PEAK HEIGHT:	18.5'
CLEAR SPAN:	12.5'
DOCK LEVEL DOORS:	1
POWER CAPACITY:	3-PHASE 240V 400 AMP

PROPERTY HIGHLIGHTS

- + 1 MILE DRIVE TO INTERSTATE-49
- + APPROXIMATELY 1,100 SF OF OFFICE SPACE
- + TWO OFFICES, ONE SHOWROOM, TWO BATHROOMS, AND ONE BREAKROOM

VIRTUAL TOUR LINK



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AERIAL VIEW



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AERIAL VIEW



INTERSTATE-49

 1.0 MILE  3 MIN

HWY 71-B

 1.7 MILES  5 MIN

HWY 412

 0.1 MILE  1 MIN

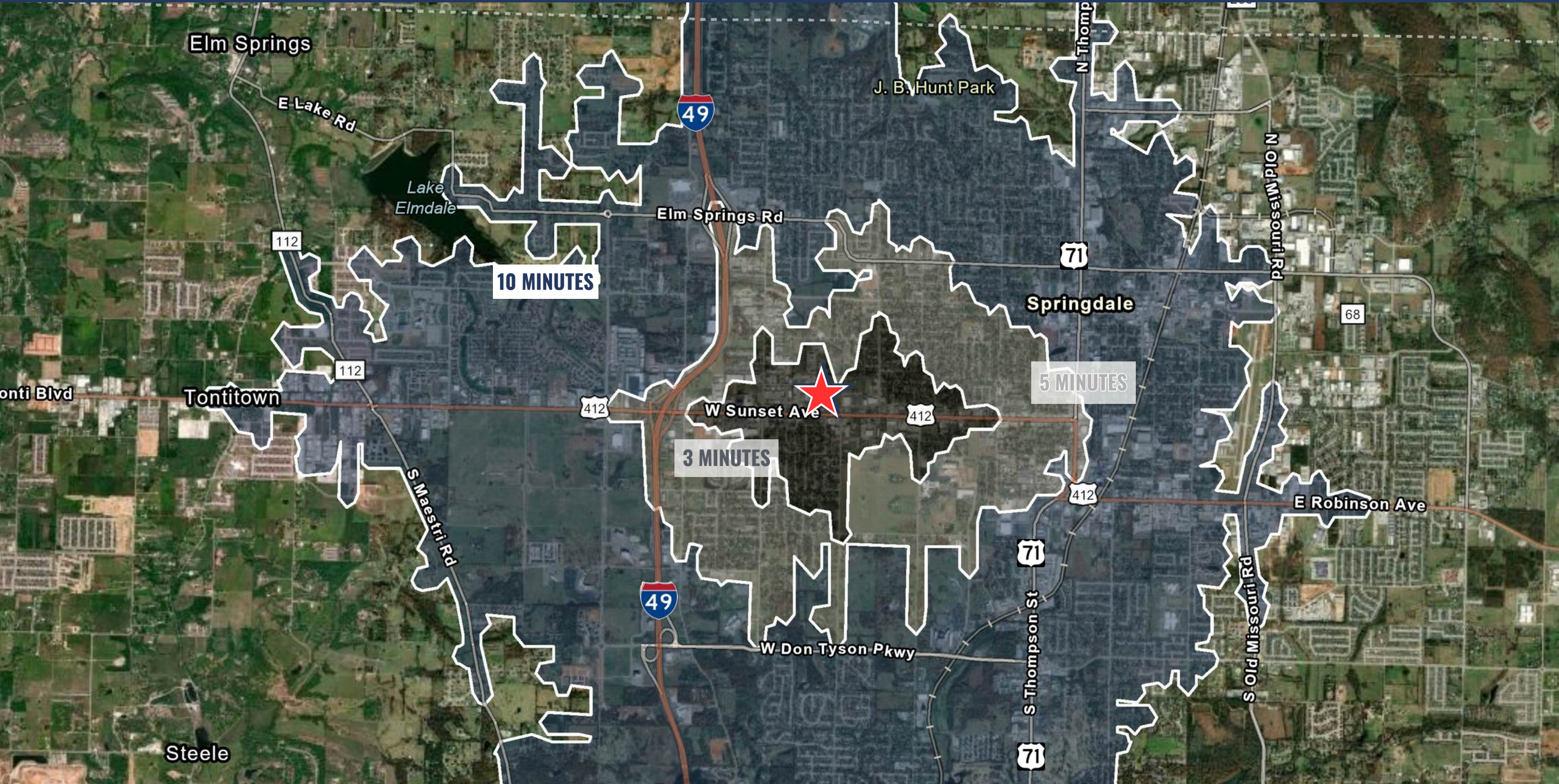
HWY 265

 3.3 MILES  9 MIN



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