FOR LEASE

I49 LOGISTICS PARK
W APPLE BLOSSOM AVE | SPRINGDALE, AR

CUSHMAN & WAKEFIELD | sage PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT:

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I49 LOGISTICS PARK
OVERVIEW

BUILDING 4

STATUS	Available January 2026
AVAILABLE SF	216,540 ± SF | Min. Divisible to 55,000 SF
LEASE RATE	$8.50/SF NNN
DOCK DOORS	16
DRIVE-INS	4
CLEAR HEIGHT	32'
COMMENTS	• ESFR Sprinkler • LED lights with Occ Sensors • 109 parking spaces + additional parking available adjacent to the building

PROPERTY HIGHLIGHTS

- Buildings can be sub-divided
- Outdoor storage available
- Park has immediate acces to I-49 and the future 612 bypass
- Located just south of JB Hunt headquarters

31 % POPULATION GROWTH IN NWA

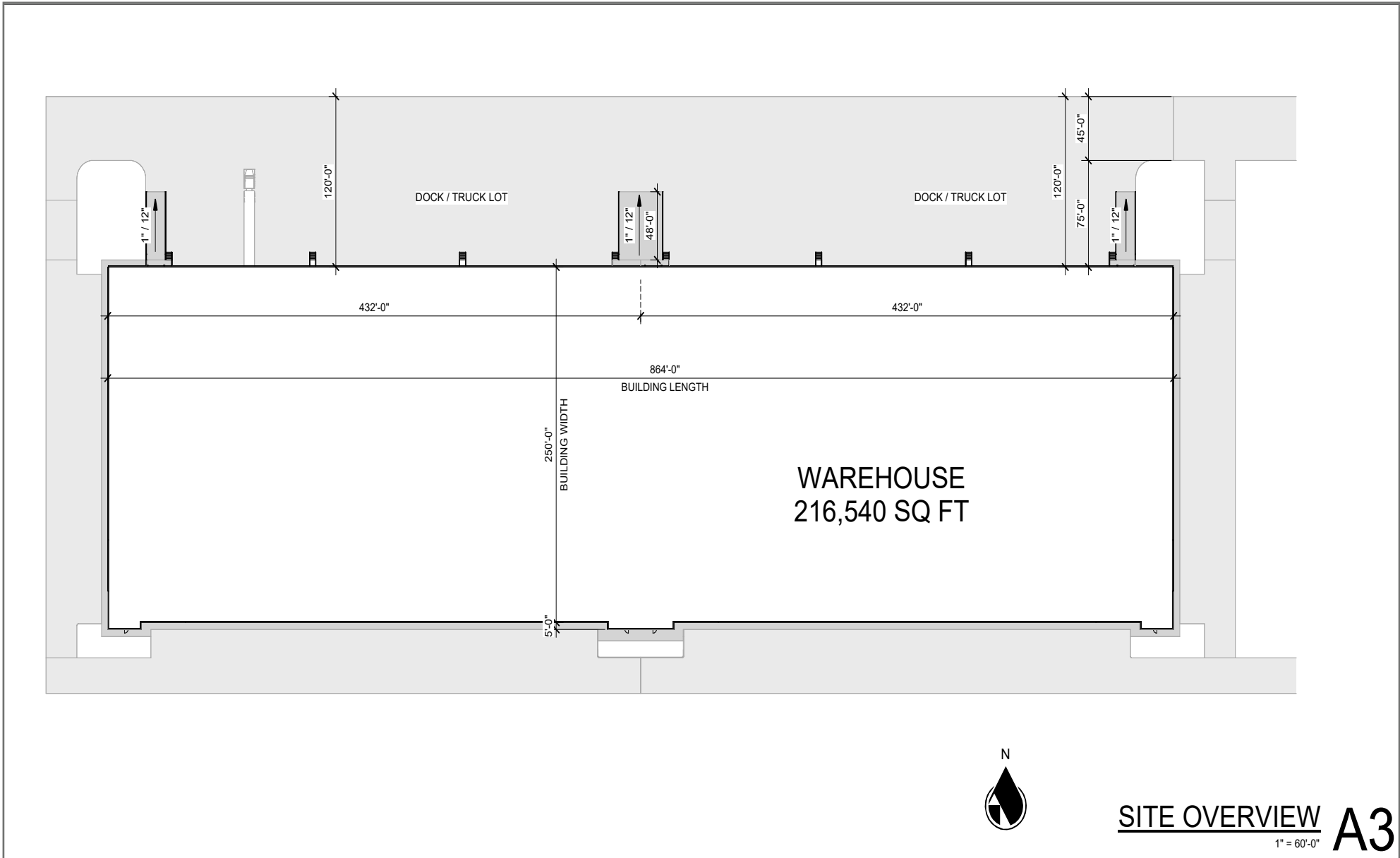**36 PEOPLE MOVING TO NWA PER DAY**

3,406 TOTAL BUSINESSES

49,257 TOTAL EMPLOYEES

Demographics based on a 5 mile radius. Source: NWA Council, ESRI

CUSHMAN & WAKEFIELD | sage PARTNERS

W Apple Blossom Ave

FUTURE DIXIELAND EXPANSION

BUILDING 5
PLANNED FUTURE BUILDING

WATCO COMPANIES
FULLY LEASED

FULLY LEASED

BUILDING 4
216,540 ± SF

N GRAHAM RD

Munters
FULLY LEASED

LANSING BUILDING PRODUCTS

APPROXIMATE LOCATION OF NEW HIGHWAY

I49 LOGISTICS PARK
FLOOR PLAN - BUILDING 4

CUSHMAN & WAKEFIELD | sage PARTNERS

DOCK / TRUCK LOT

DOCK / TRUCK LOT

120'-0"

45'-0"

75'-0"

120'-0"

1" / 12"

1" / 12"

48'-0"

1" / 12"

432'-0"

432'-0"

864'-0"
BUILDING LENGTH

250'-0"
BUILDING WIDTH

WAREHOUSE
216,540 SQ FT

5'-0"

N

SITE OVERVIEW A3
1" = 60'-0"

I49 LOGISTICS PARK

I49 LOGISTICS PARK
AERIAL

INTERSTATE 49

J.B. HUNT

JB Hunt Transport Services, Inc

The Grove

26,000 VPD

76,000 VPD

E APPLE BLOSSOM RD

SPRINGDALE NORTHERN BYPASS

DIXIELAND ROAD (FUTURE EXTENSION)

SUBJECT PROPERTY

I-49 COMMERCE CENTER

LIGHTING EMPORIUM

INTERSTATE 49

SHARP'S QUARRY

SPRINGDALE BYPASS (FUTURE EXTENSION)

71B

ACME BRICK TILE & STONE

McGAUGH RV
LET THE GOOD TIMES ROLL!

FUTURE BYPASS AND 71B INTERCHANGE

MHC KENWORTH

17,000 VPD

10,000 VPD

WAGON WHEEL RD

24,000 VPD

STRIBLING EQUIPMENT

HercRentals™

Riggs CAT

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