

# FOR LEASE

## 2,000-4,800 SF WAREHOUSE SPACE

### MCRAV AVE | SPRINGDALE, AR 72762

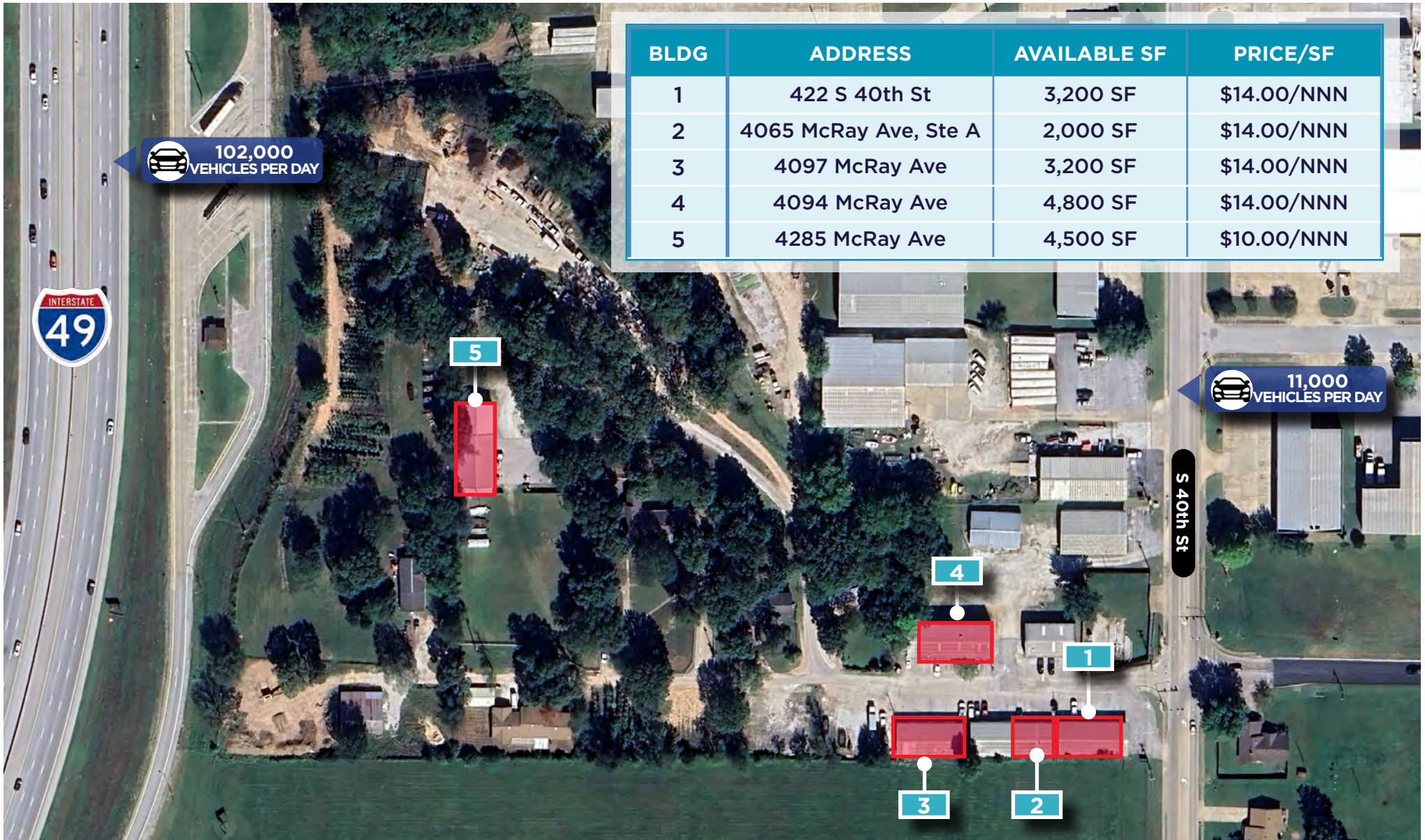


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# PROPERTY SITE PLAN



MCCRAY AVE INDUSTRIAL PARK

# BUILDING 1 OVERVIEW

**ADDRESS** 422 S 40th St, Springdale, AR

**AVAILABLE SF** 3,200 ±SF

**LEASE RATE** \$14.00/NNN

**DRIVE-INS** 3 (10'x12')

## NOTES

- Frontage on S 40th St
- Free span warehouse
- Open workspace, private office, kitchenette/ conference room, private bathroom
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



# BUILDING 2 OVERVIEW

<b>ADDRESS</b>	4065 McRay Ave, Ste A, Springdale, AR
<b>AVAILABLE SF</b>	2,000 ±SF
<b>LEASE RATE</b>	\$14.00/NNN
<b>DRIVE-INS</b>	1 (10'x12')
<b>NOTES</b>	<ul style="list-style-type: none"><li>• Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)</li></ul>



# BUILDING 3 OVERVIEW

**ADDRESS** 4097 McRay Ave, Springdale, AR

**AVAILABLE SF** 3,200 ±SF

**LEASE RATE** \$14.00/NNN

**DRIVE-INS** 3 (10'x12')

## NOTES

- Yard space potentially available contiguous to the property
- Free span warehouse
- Small office, private bathroom, and dry storage
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



# BUILDING 4 OVERVIEW

**ADDRESS** 4094 McRay Ave, Springdale, AR

**AVAILABLE SF** 4,800 ±SF

**LEASE RATE** \$14.00/NNN

**DRIVE-INS** 4 (10'x12')

## NOTES

- Large open workspace, private bathroom, 2 private offices, open workspace, and second floor dry storage
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



# BUILDING 5 OVERVIEW

**ADDRESS** 4285 McRay Ave, Springdale, AR

**AVAILABLE SF** 4,500 ±SF

**LEASE RATE** \$10.00/NNN

**DRIVE-INS** 3 (10'x12')

## NOTES

- Available month to month/12 month max term
- Yard space available contiguous to the warehouse
- Office, private bathroom, split level dry storage with a drive-in



# SITE AERIAL



# MARKET AERIAL



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