

11236 HWY 264, BENTONVILLE, AR

WAREHOUSE + YARD SPACE FOR LEASE

±0.65 ACRES OF
GRAVELED/FENCED
YARD SPACE

WILL JARRATT
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WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS, SIOR
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SITE OVERVIEW

AVAILABLE: 3,600 SF

LEASE RATE: \$10.25 PSF, NNN

AVAILABLE: JANUARY 1ST, 2027

GRADE LEVEL DOORS: 2

OFFICE SF: ±1,200 SF

PEAK HEIGHT: 20' 2"

YARD SPACE: 0.65 ACRES (GRAVELED/FENCED)

EXECUTIVE SUMMARY

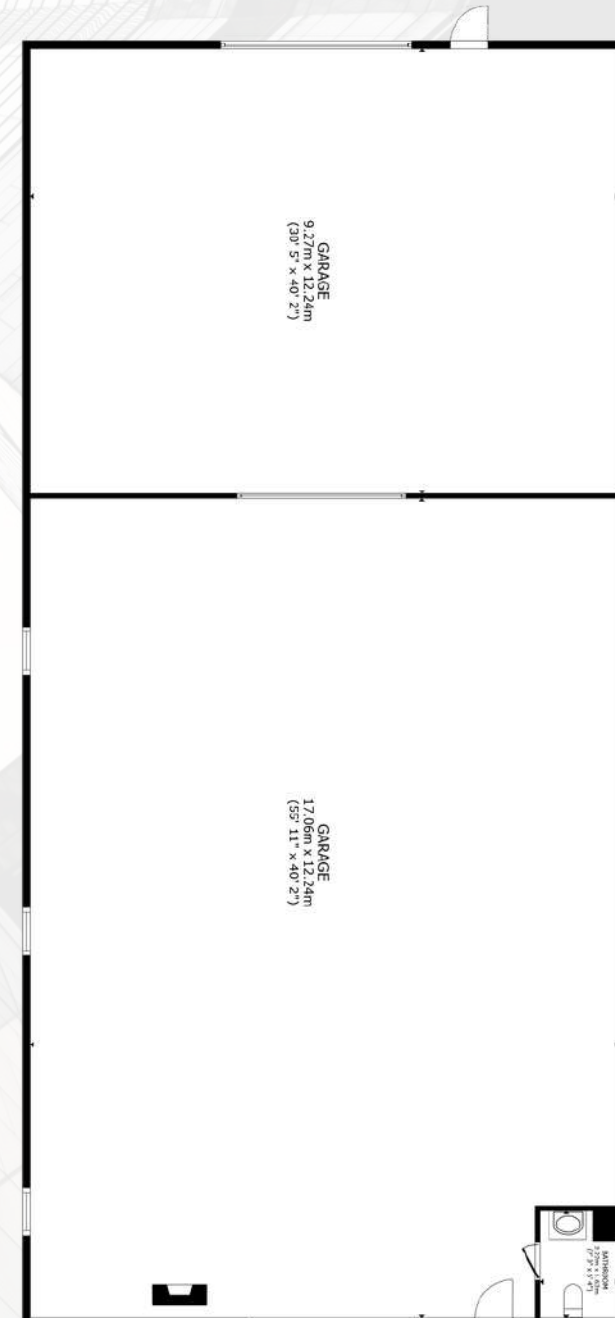
3,600 SF warehouse space for lease with approximately 1,200 SF of fully conditioned office space and 0.65 acres of graveled, fenced yard area. The property features two grade-level doors, a peak clear height of approximately 20'2", and a functional layout well suited for contractors, service businesses, distribution, or other industrial users requiring secure outdoor storage. Offered at \$10.25 PSF NNN, the property is approximately 8 miles from I-49 and is positioned directly off the new Northern Bypass, providing convenient connectivity and improved access throughout NWA.

Available January 1st, 2027.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



AERIAL VIEW



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AERIAL VIEW



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INTERIOR PHOTOS



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WAREHOUSE



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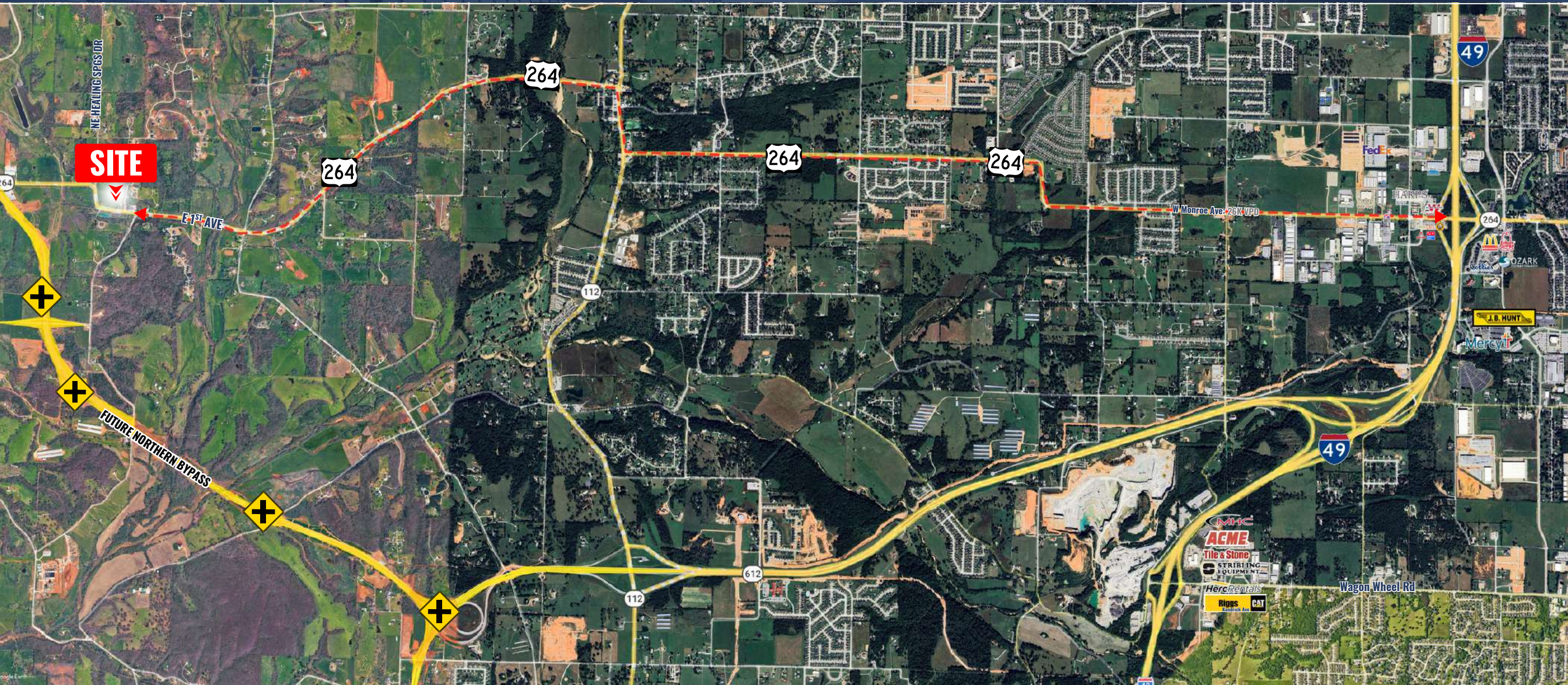
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AERIAL MAP VIEW — 8.0 MILES FROM I-49



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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.



WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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