

INDUSTRIAL SPACE FOR LEASE

555D N 13TH STREET, ROGERS, AR

DOCK DOOR



PALMER HAYS, SIOR MEMBER ASSOCIATE
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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

LEASE OVERVIEW

TOTAL BUILDING SF: 5,500 SF

ASKING RENT: **\$9.00 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 1 (12' x 10')

WALL HEIGHT: 9'

PEAK HEIGHT 12' 8"

CLEAR SPAN 9'

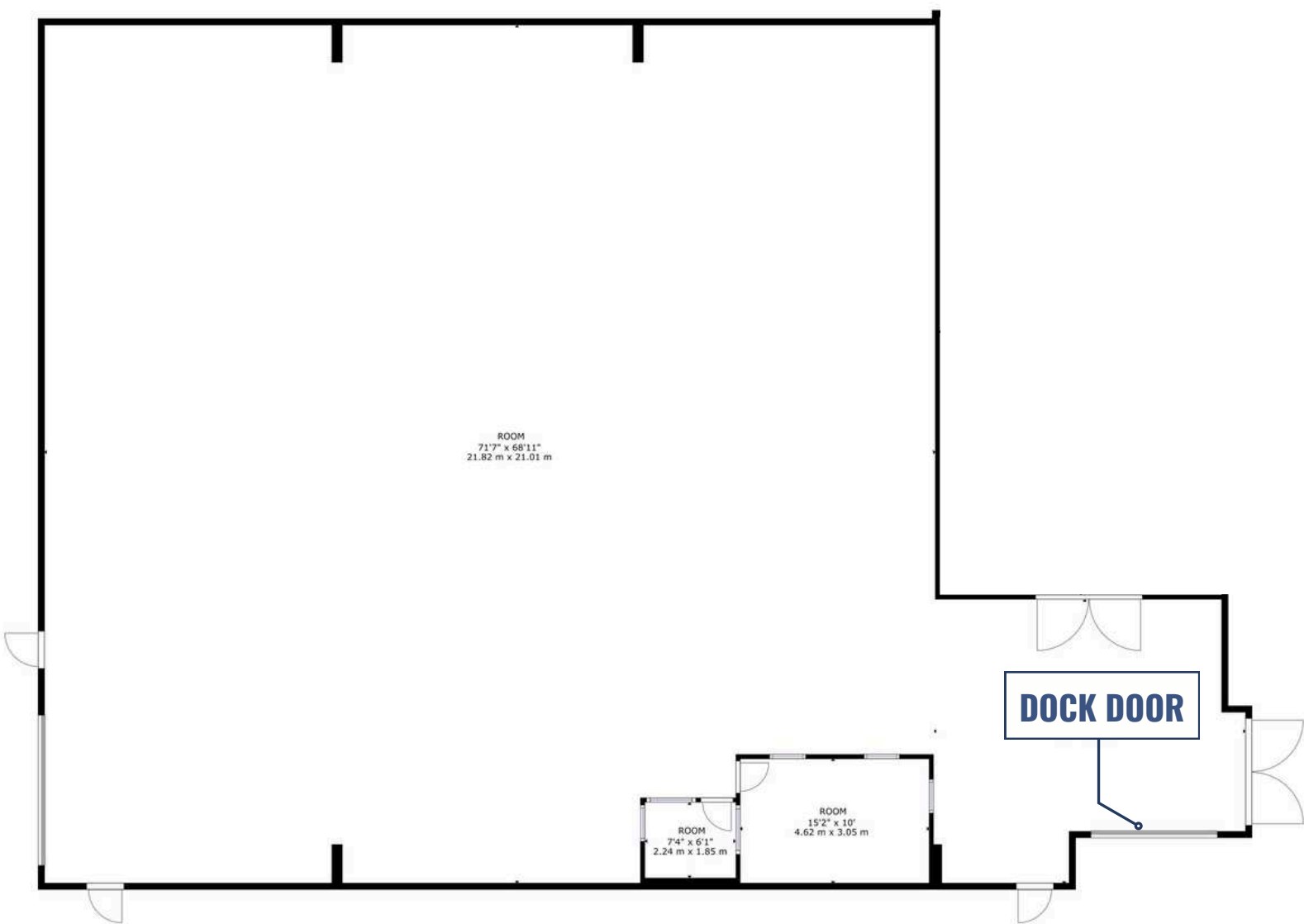
DOCK LEVEL DOORS: 1

PARKING SPACES: 8

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH THREE-PHASE POWER AND ONE BATHROOM

VIRTUAL TOUR



555E N 13TH ST, ROGERS, AR 72756

AERIAL VIEW



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AERIAL VIEW



Walgreens



FRISCO STATION
MALL

DOLLAR GENERAL



W WALNUT ST

N 13TH ST

W PERSIMMON ST

N 13TH ST

W PERSIMMON ST

SITE
5,500 SF

DOCK DOOR



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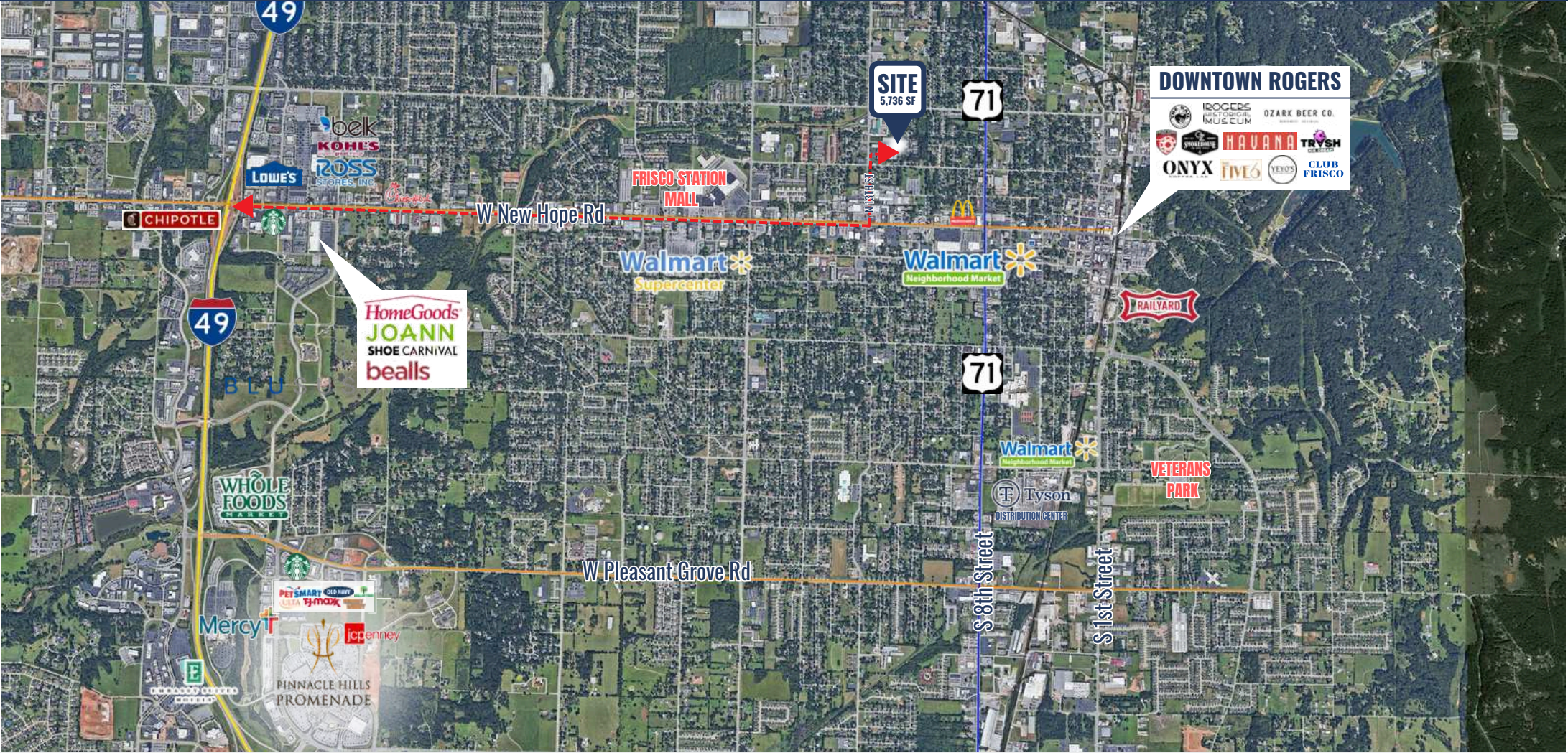
SITE PHOTO



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INTERSTATE-49

3.3 MILES 12 MIN

HWY 62

1.2 MILES 4 MIN

HWY 264

1.2 MILES 4 MIN

HWY 71B

0.9 MILES 4 MIN



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DRIVE TIME MAP

[illegible]

3 MILE DRIVE

5 MILE DRIVE

10 MILE DRIVE



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FOCUS

COMMERCIAL REAL ESTATE

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