



CUSHMAN &
WAKEFIELD

sage
PARTNERS

FLEX BUILDINGS FOR LEASE | BUILD TO SUIT OPPORTUNITIES AVAILABLE

CAVE SPRINGS BUSINESS PARK

162 GRADING LN, CAVE SPRINGS, AR

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY OVERVIEW

Cave Springs Business Park offers new flex industrial space and build-to-suit opportunities in a rapidly growing Northwest Arkansas corridor. The upcoming Phase III development will feature four 12,000 SF buildings, each designed for flexibility with suites that can be demised to approximately 3,000 SF, allowing for spaces ranging from 3,000-48,000 SF.

Each building will include four 12' x 14' overhead doors, with dock door capability, providing efficient access for a variety of industrial and service users. Additional land is available for outdoor storage or yard space, and build-to-suit opportunities up to approximately 50,000 SF can also be accommodated.

Strategically located along Highway 112, the property will benefit from planned roadway improvements and excellent connectivity to the Springdale Bypass, offering convenient regional access for tenants and customers.

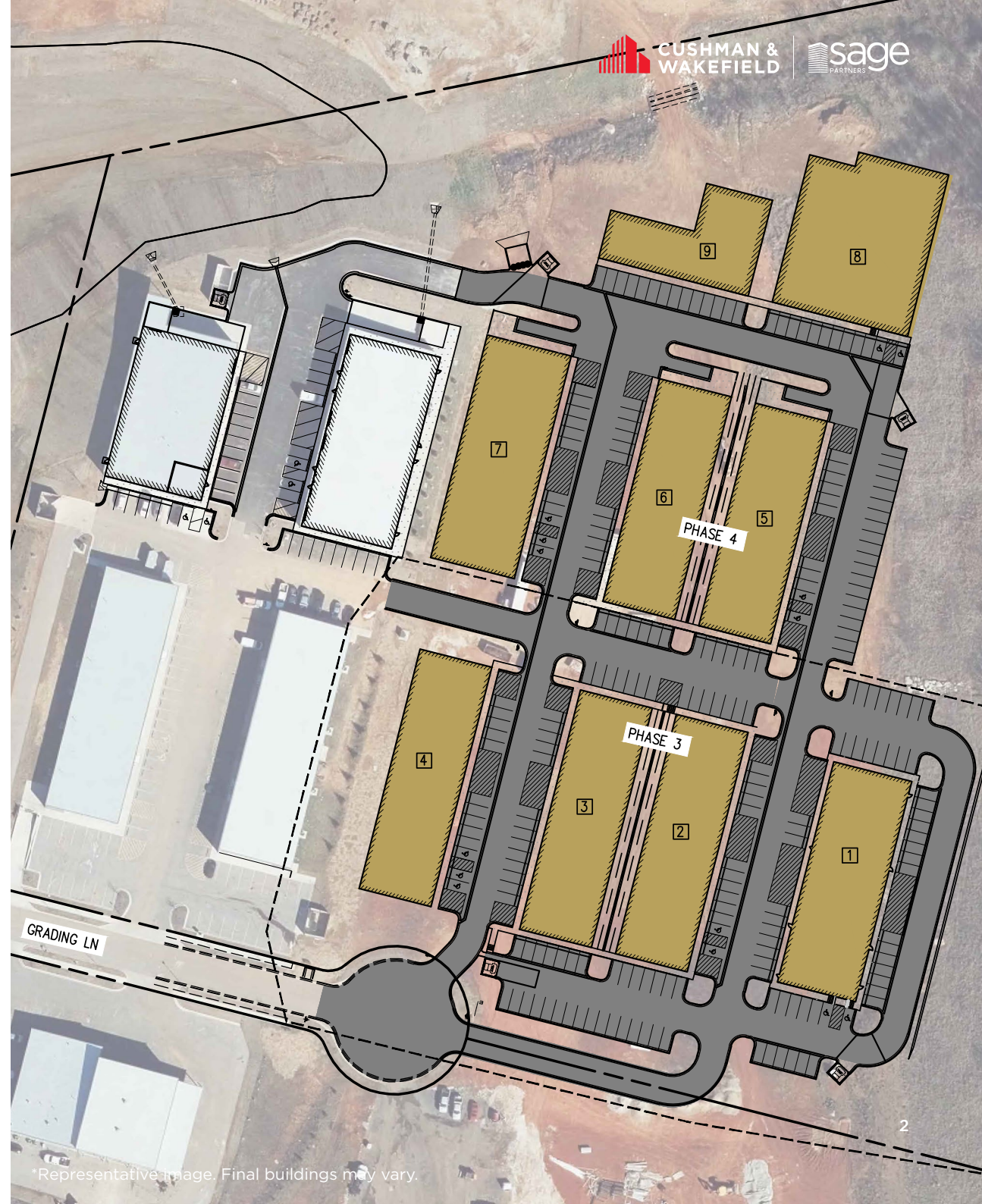
ADDRESS 162 Grading Ln, Cave Springs, AR

LEASE RATE Negotiable

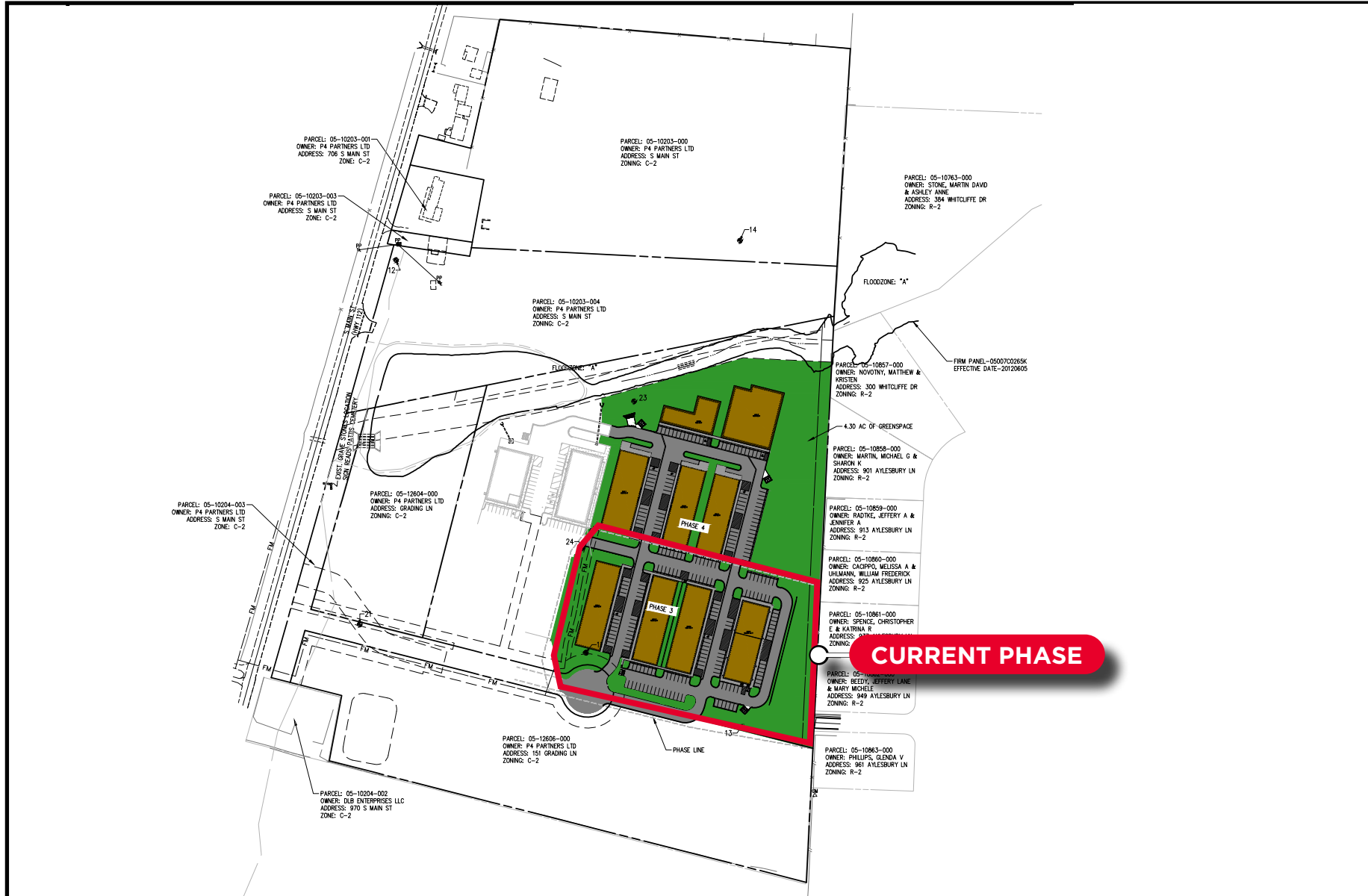
SPACE AVAILABLE 3,000 - 48,000 ± SF (BTS up to 50,000 ± SF)

- **Bldg 1:** 3,000 - 12,000 ± SF
- **Bldg 2:** 3,000 - 12,000 ± SF
- **Bldg 3:** 3,000 - 12,000 ± SF
- **Bldg 4:** 3,000 - 12,000 ± SF

- NOTES**
- Additional land available for yard space
 - Each building has 4 12'x14' overhead garage doors, dock doors available
 - Highway 112 frontage with planned roadway improvements and convenient access to the Springdale Bypass



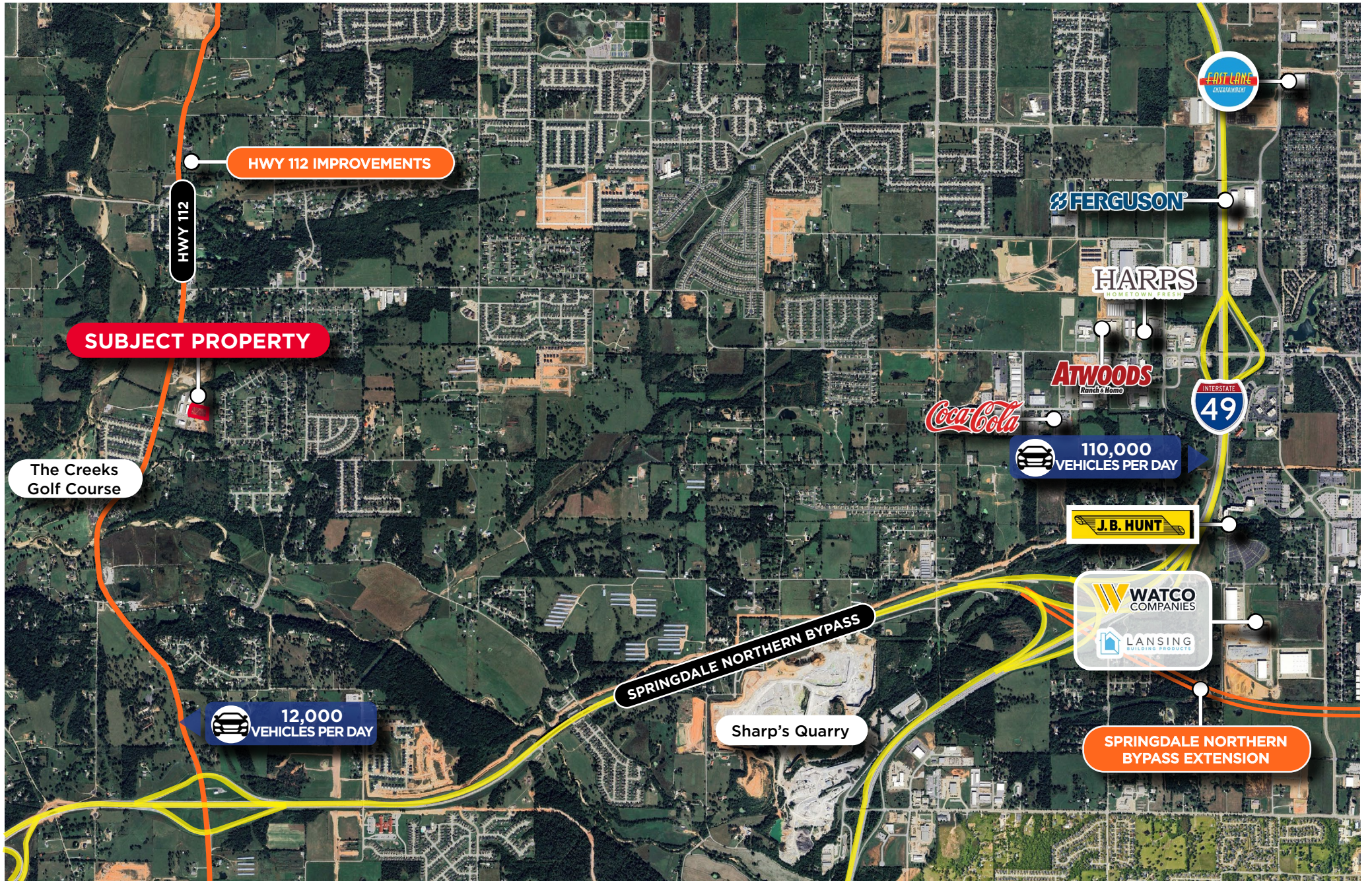
OVERALL SITE PLAN







HWY 112 IMPROVEMENTS



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FOR MORE INFORMATION, PLEASE CONTACT:

COLBY HOAGLAND

303 218 8260

choagland@sagepartners.com

ETHAN FOWLER

501 590 6544

efowler@sagepartners.com

JOHNNY GALLOWAY

713 203 5491

jgalloway@sagepartners.com

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