

WAREHOUSE SPACE FOR LEASE

1710 & 1712 W ACORN DR, ROGERS, AR 72756



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

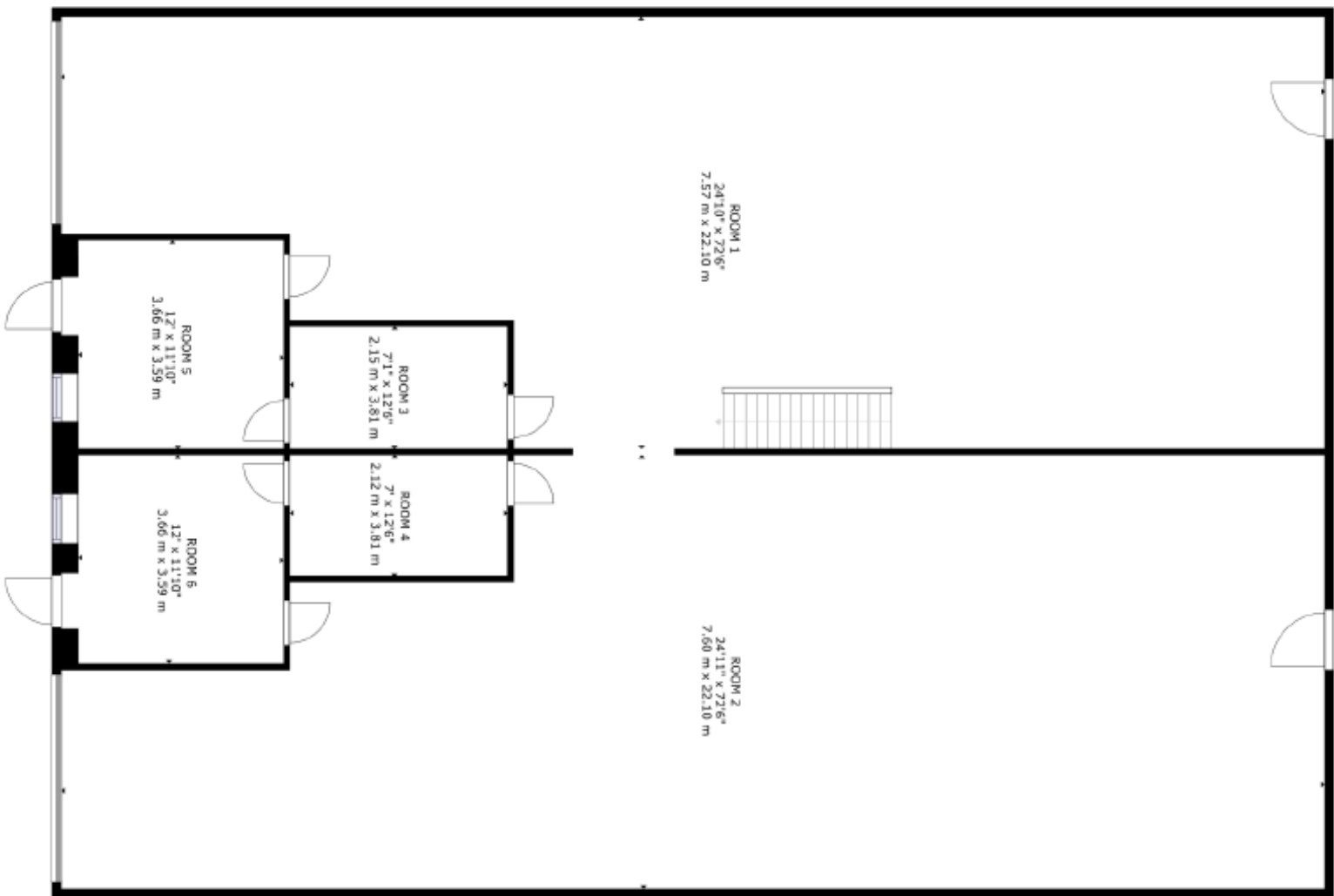
SITE OVERVIEW

AVAILABLE:	1,824 - 3,648 SF
ASKING RENT:	\$12.00 PSF NNN
GRADE LEVEL DOOR:	1 (10 x 10)
MIN WALL HEIGHT:	13' 10"
MAX PEAK HEIGHT:	18' 6"
POWER CAPACITY:	225 AMP SINGLE-PHASE
TOTAL OFFICE SF:	461 SF

SITE HIGHLIGHTS

LOCATED JUST 2 MILES FROM INTERSTATE 49, THIS FLEX SPACE IS LOCATED DIRECTLY OFF OF DIXIELAND RD. AVAILABLE FOR LEASE AT **\$12.00 PSF NNN**, THE PROPERTY FEATURES OFFICE SPACE, ONE BATHROOM, AND ONE GRADE-LEVEL DOOR. UNIT 1710 ALSO INCLUDES A **FULLY** CONDITIONED WAREHOUSE SPACE.

VIRTUAL TOUR





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SITE PHOTO



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AERIAL VIEW



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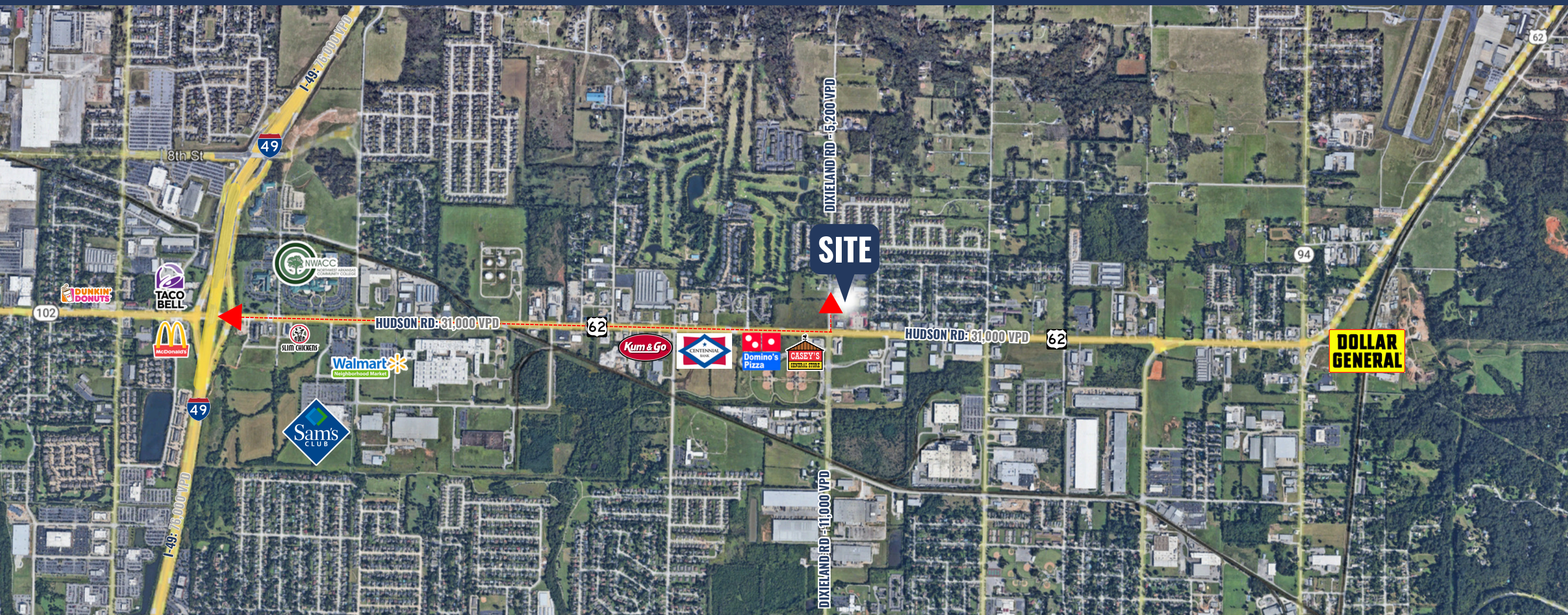
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INTERSTATE-49

 2.2 MILES  6 MIN

WALMART HOME OFFICE

 4.0 MILES  10 MIN

J.B. HUNT

 11.2 MILES  18 MIN

HWY 71B

 1.8 MILES  5 MIN



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DRIVE TIME MAP



3 MILE DRIVE

5 MILE DRIVE

10 MILE DRIVE



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FOCUS

COMMERCIAL REAL ESTATE

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WE **FOCUS** ON REAL RESULTS FOR OUR CLIENTS

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