

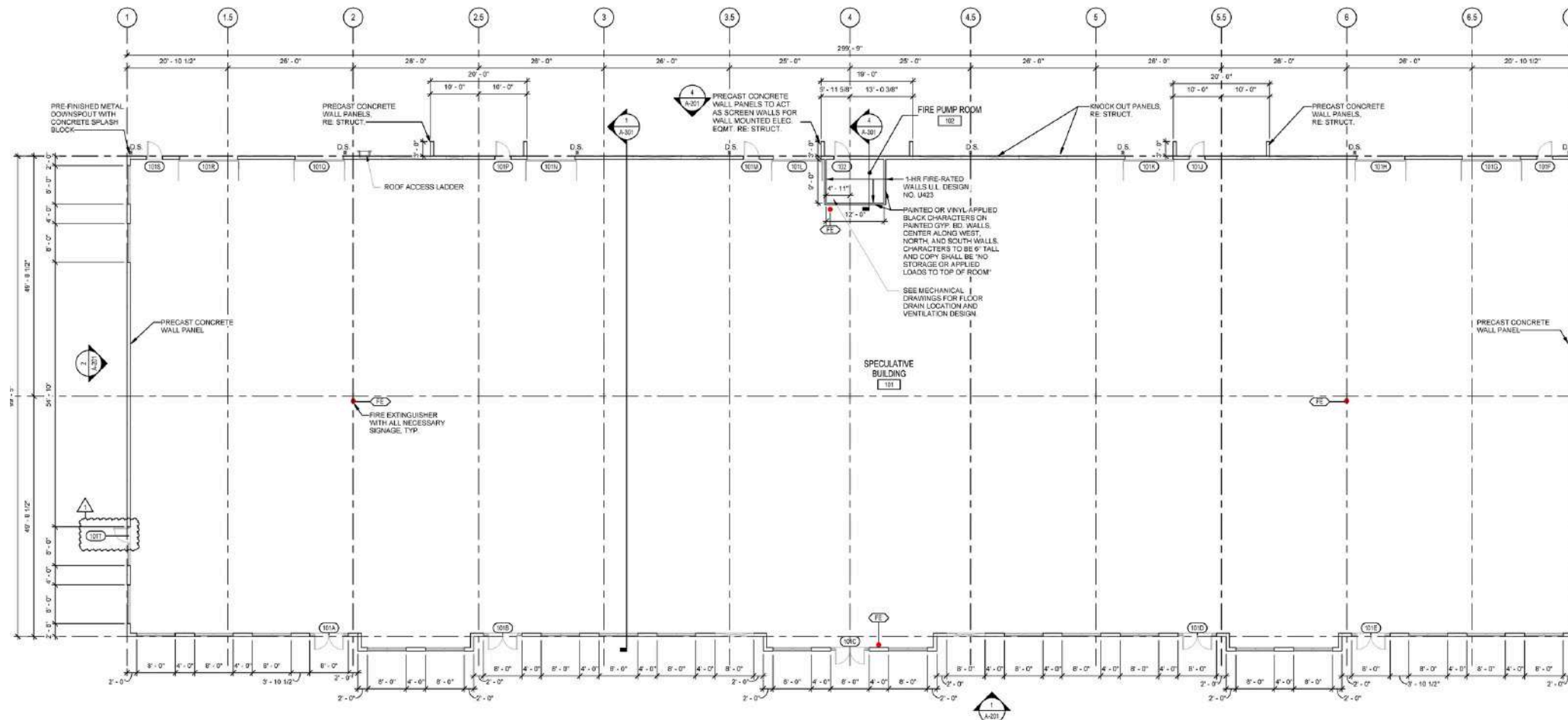
10,000-30,000 SF FLEX SPACE FOR LEASE

3744 WAGON WHEEL RD



PALMER HAYS, SIOR MEMBER ASSOCIATE
INDUSTRIAL & LAND SPECIALIST
479.466.8499
PALMER@BENNETTCRE.COM

360° VIRTUAL TOUR



ADDRESS 3744 WAGON WHEEL RD

CITY, STATE SPRINGDALE, AR

MIN DIVISIBLE 10,000 SF

MAX CONTIGUOUS 30,000 SF

ASKING RENT \$12.00 PSF | NNN

ROLL-UP DOORS 5 (12' x 10')

CLEAR HEIGHT 23'

BUILDING DIMENSIONS 299' 8" x 100' 1"

DOCK 1

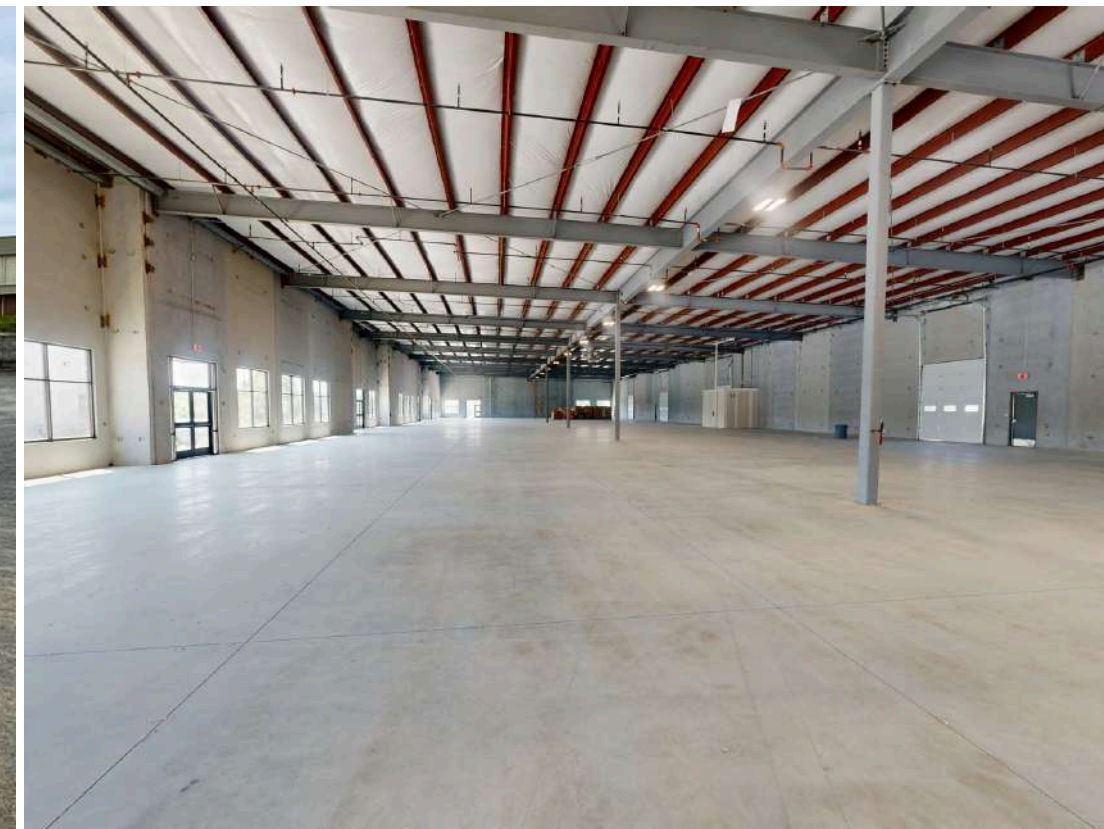
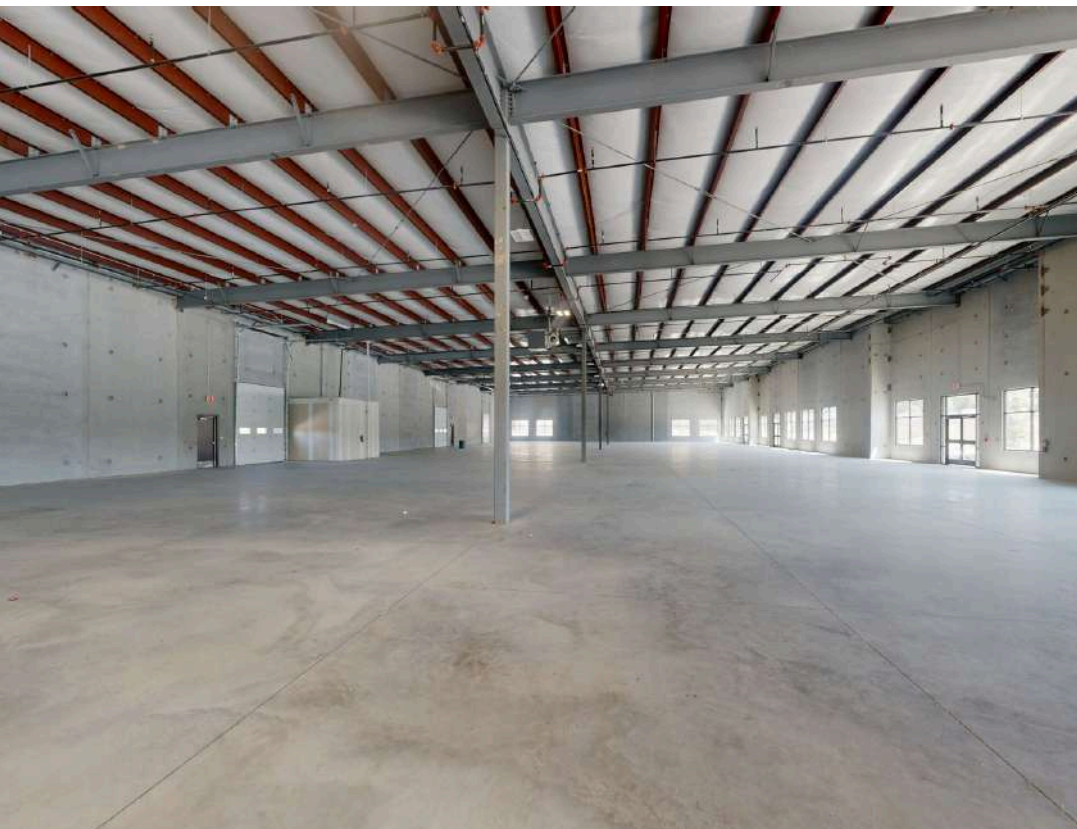
YEAR BUILT 2023

PARKING 22 SPACES

SPRINKLERS YES



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3744 WAGON WHEEL RD, SPRINGDALE, AR 72762

AERIAL VIEW



Riggs CAT

17,000 VPD

POTENTIAL YARD SPACE



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"POTENTIAL" YARD SPACE



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ROLL-UP DOORS

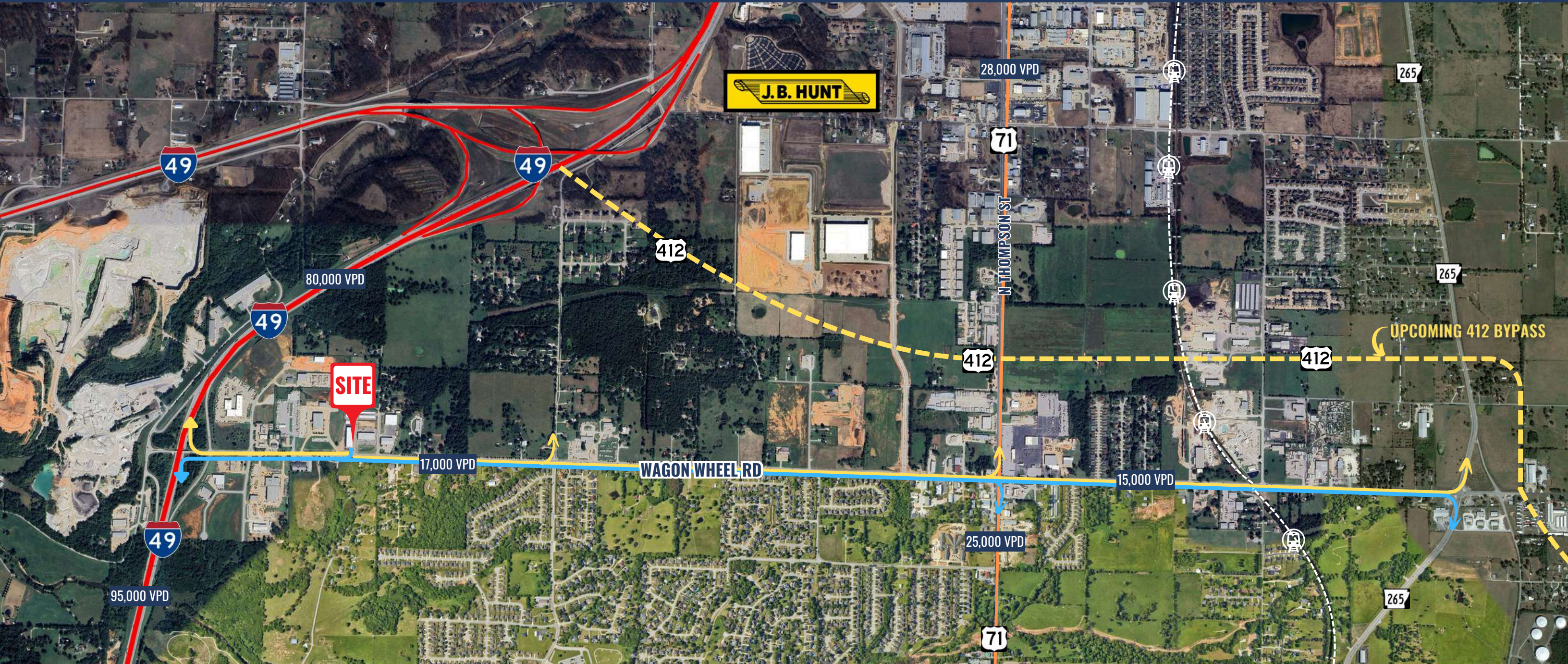


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ACCESS MAP



INTERSTATE-49

🚛 0.4 MILES ⌚ 1 MIN

71-B

🚛 1.8 MILES ⌚ 3 MIN

J.B. HUNT

🚛 3.9 MILES ⌚ 6 MIN

ARKANSAS-MISSOURI RAILROAD

🚛 5.2 MILES ⌚ 11 MIN

NORTHWEST ARKANSAS AIRPORT

🚛 13.2 MILES ⌚ 16 MIN



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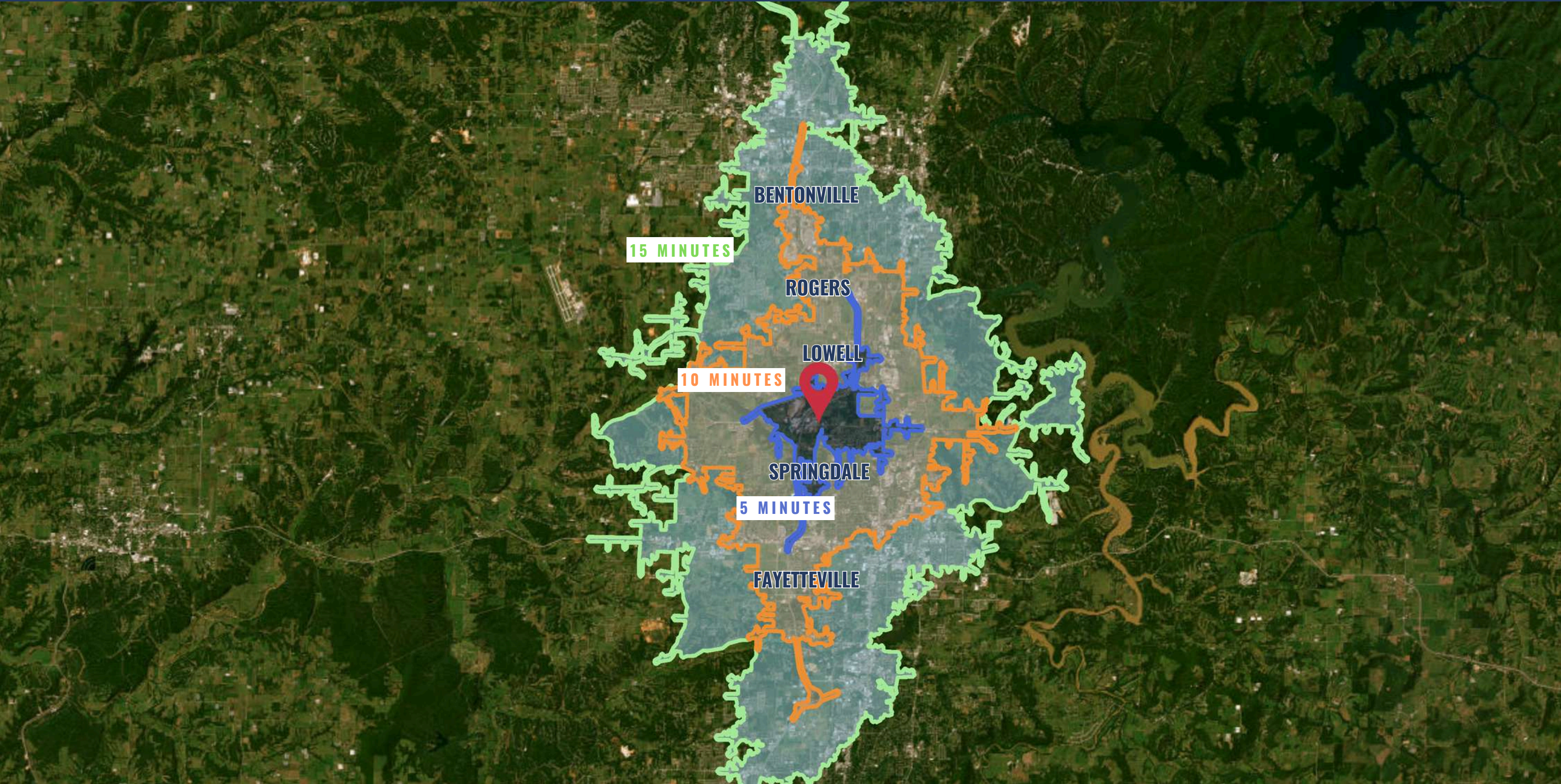
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AMENITIES AERIAL



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COMMERCIAL REAL ESTATE

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