

**FOR SALE**

# **PATRIOT INDUSTRIAL PARK** **ROGERS, AR**



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# PROPERTY OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively present for sale, Patriot Industrial Park (“The Park”), a four-building property consisting of 29,190 SF of industrial warehouse space and a 2,428 SF house / office structure. The Park sits on over 17 acres offering an exceptional opportunity for outdoor storage, equipment, truck, or trailer parking as well as the potential to build additional structures.

The Park is located in Benton County, AR on the east Side of Rogers and just outside of City Limits. The property benefits from immediate access and frontage to Hwy 265 (15,000 VPD) and excellent connectivity to I-49 (110,000 VPD) via W Pleasant Grove Rd (20,000 VPD).

This opportunity offers investors and users a rare chance to acquire a prime industrial asset in the heart of Northwest Arkansas, one of the fastest growing regions in the state. The Park is located near a strong base of industrial and service-oriented tenants, creating long-term convenience and stability.

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**OFFERING PRICE**                    \$3,250,000

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**ADDRESS**                            4600 S Old Wire Rd, Rogers, AR

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**SITE AREA**                            17.49 ± Acres

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**BUILDING SF**

- 1: 6,966
- 2: 3,720
- 3: 17,630
- 4: 2,820
- House / Office: 2,428

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**BUIDING FEATURES**

- Ceiling Heights: 20’ Max 15’ Min
- Gas heaters
- 3-phase power in Building 3

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PATRIOT INDUSTRIAL PARK



# THE OFFERING

- Rare opportunity in highly sought after industrial market with low vacancy of approximately 6%
- Location in the county offers flexibility for a wide range of industrial uses
- Additional land allowing for outdoor storage, truck parking, and additional development
- Located in East Rogers with easy access to W Pleasant Grove Rd (20,000 VPD)
- Various Building Sizes - Ranging from 2,820 - 17,630 ± SF
- Multiple grade-level drive-in doors
- Northwest Arkansas expected to exceed one million people by 2045.

## AREA DEMOGRAPHICS



**31% POPULATION GROWTH IN NWA**



**36 PEOPLE MOVING TO NWA PER DAY**



**34.9 MEDIAN AGE**



**\$117,068 AVG HOUSEHOLD INCOME**



**3,272 TOTAL BUSINESSES**

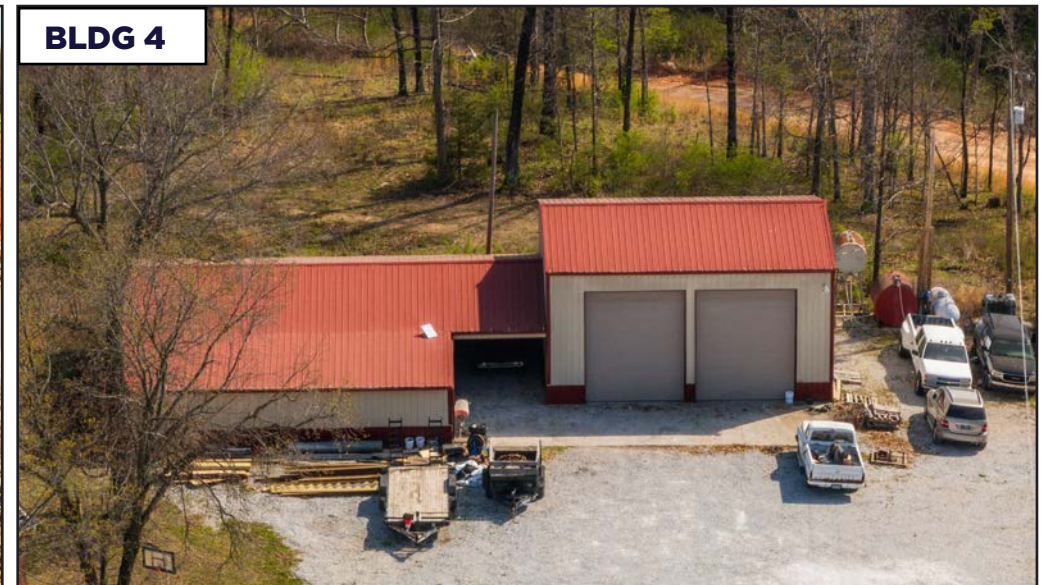


**43,134 TOTAL EMPLOYEES**

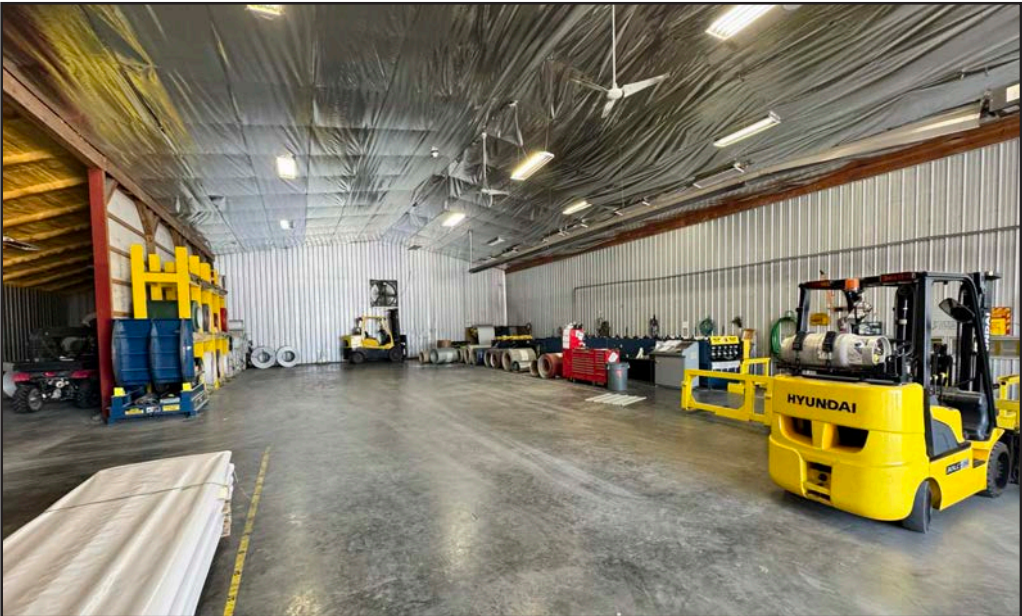
*\*Demographics based on a 5 mile radius. Source: NWA Council, ESRI*



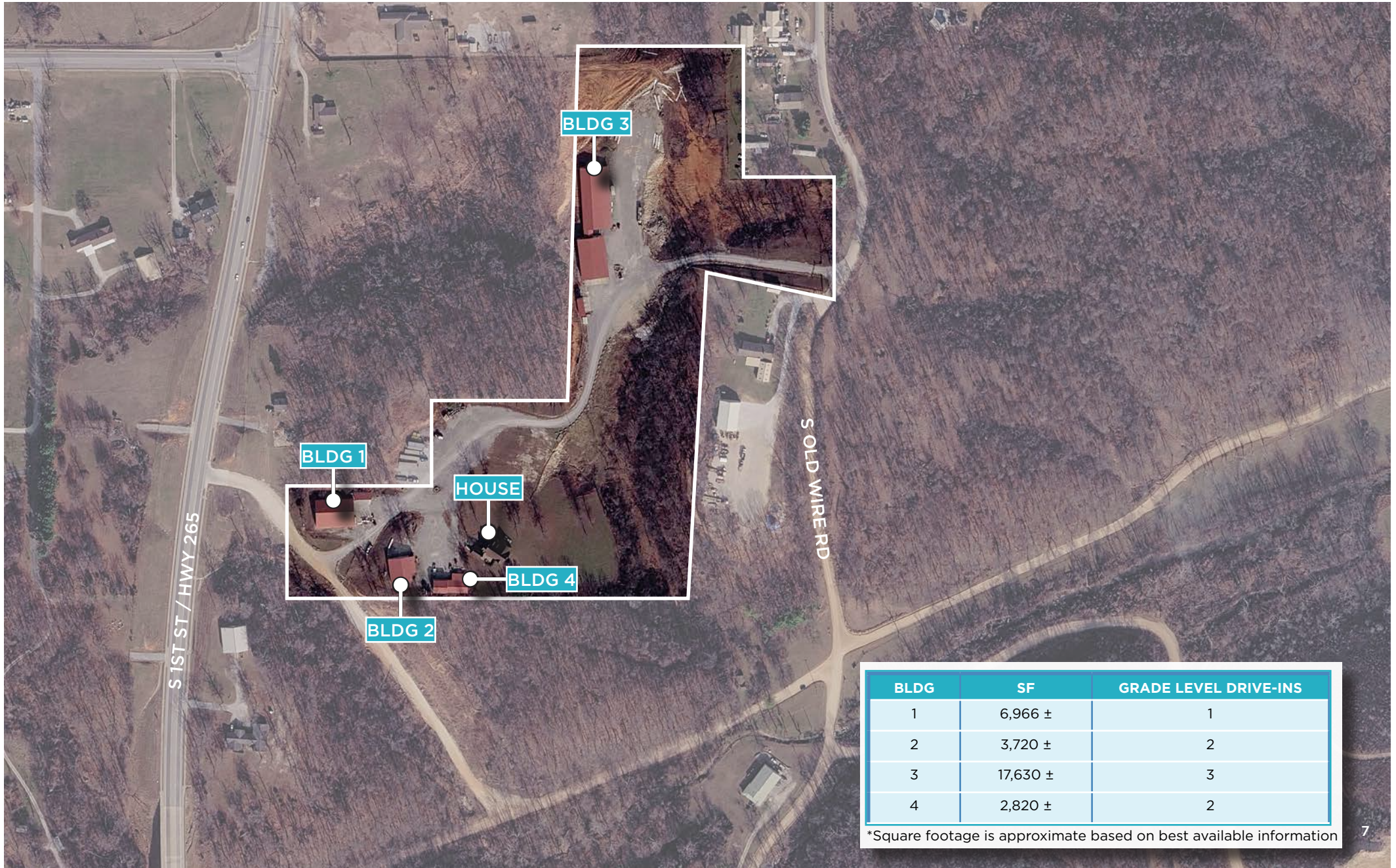
# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# SITE PLAN



BLDG	SF	GRADE LEVEL DRIVE-INS
1	6,966 ±	1
2	3,720 ±	2
3	17,630 ±	3
4	2,820 ±	2

\*Square footage is approximate based on best available information



# NORTHWEST ARKANSAS SUBMARKET OVERVIEW

## NWA Industrial Statistics — Q1 2026

	YOY Chg	12-Month Forecast*
<b>5.2%</b> NWA Vacancy Rate	▲	▼
<b>7.6%</b> National Vacancy Rate	▲	▬
<b>\$9.69</b> Market Rent/SF	▲	▲

“Northwest Arkansas has seen some of the strongest growth in asking rent among its peer markets. Year-over-year, industrial rents have increased by 2.3%, similar to other areas like Durham and Baton Rouge. The whole market reports an average industrial rent of \$9.70/SF as of this current quarter.’ -CoStar

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world’s largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation’s top 100 largest MSA’s with 1M+ residents expected by 2040.

The American Legislative Exchange Council ranked Arkansas #10 for economic outlook in its ALEC-Laffer State Economic

Competitiveness Index. Gov. Sanders says this is due to the pro-growth policies focused on cutting taxes, growing the workforce, and investing in education.

Investors and users continue to be attracted to older assets below replacement cost for product.

According to Groundwork NWA, “Developers cite a lack of low-interest rate debt... [and given] increasing development costs, including land costs, developers are faced with greater financing caps than before.”

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