



FOR LEASE

Asking Rate:

\$14 PSF NNN

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Accelerating success.

3503 S 55th Street, Suite 200
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Under Construction Now!

Northeast of the N 13th Street & W Easy Street Intersection

Rogers, Arkansas

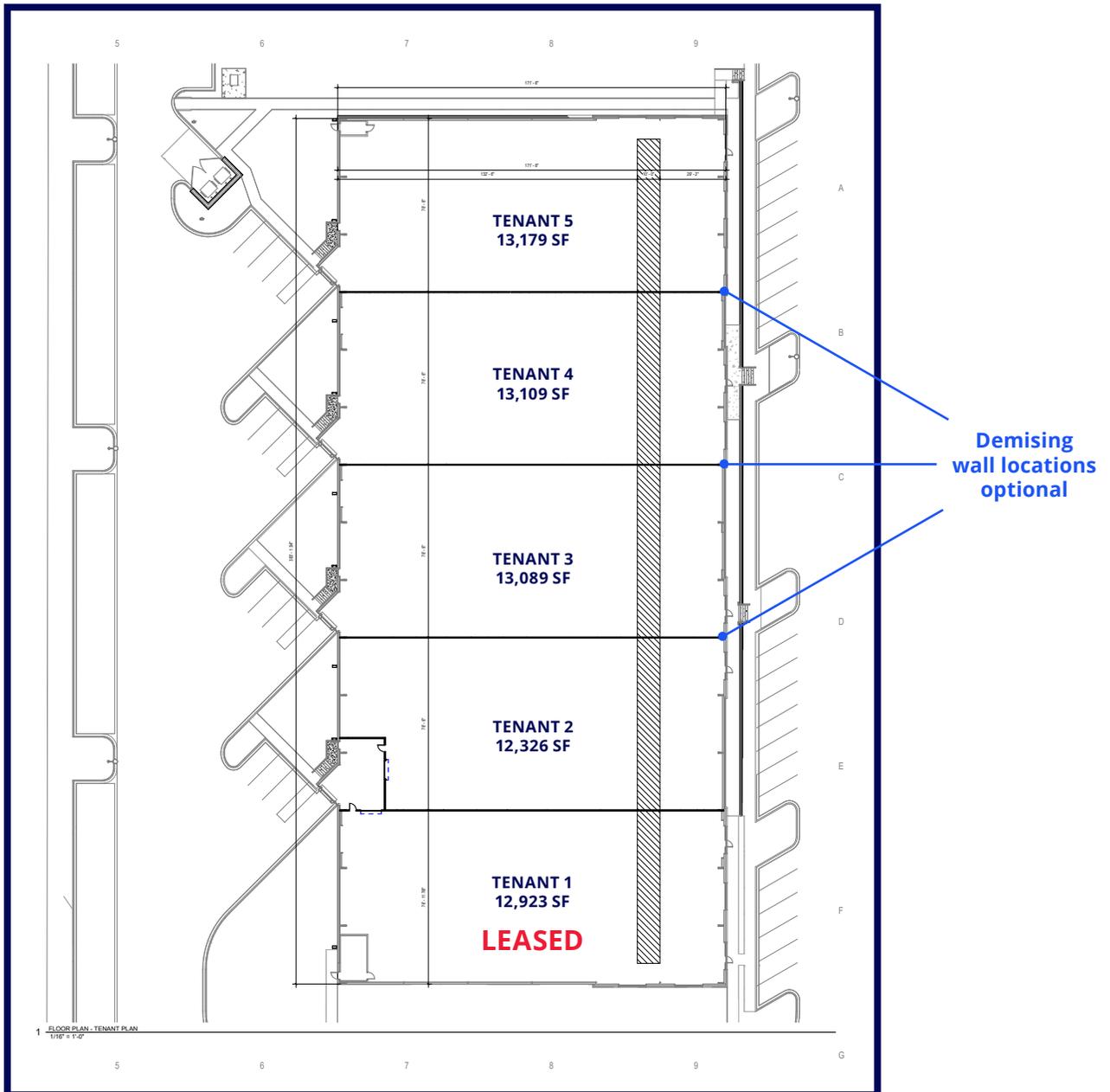
Property Amenities

- New Flex/ Industrial building currently being constructed to deliver JUN 2026
- 12,326sf to 51,699sf available for lease
- Four loading docks total for the 51,699sf space or 1 per 13,000sf space
- Sloped roof clear height ranges from 18'2" to 31'5"
- Zoned I-2 Heavy Industrial
- Tenant Improvement allowance negotiable
- Each 13,000 SF bay is 76' wide by 171' deep

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

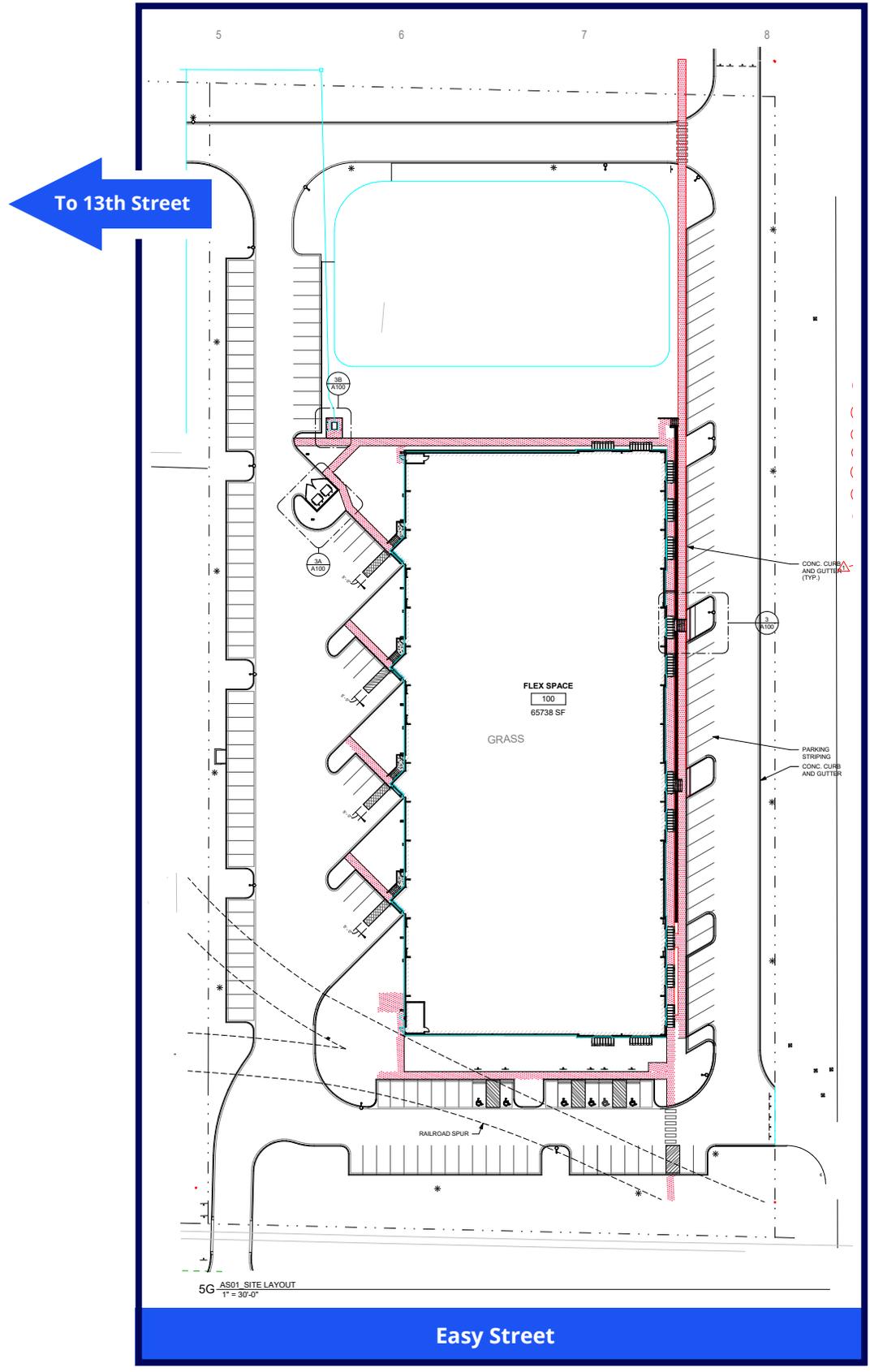
Floor Plan



Delivery of Space:

- 3 Phase / 480V power
- Finished floor except trench for plumbing
- Heat only warehouse
- Sprinkler system
- Water/ Sewer locations to be determined with Tenant Improvements
- Separately metered.

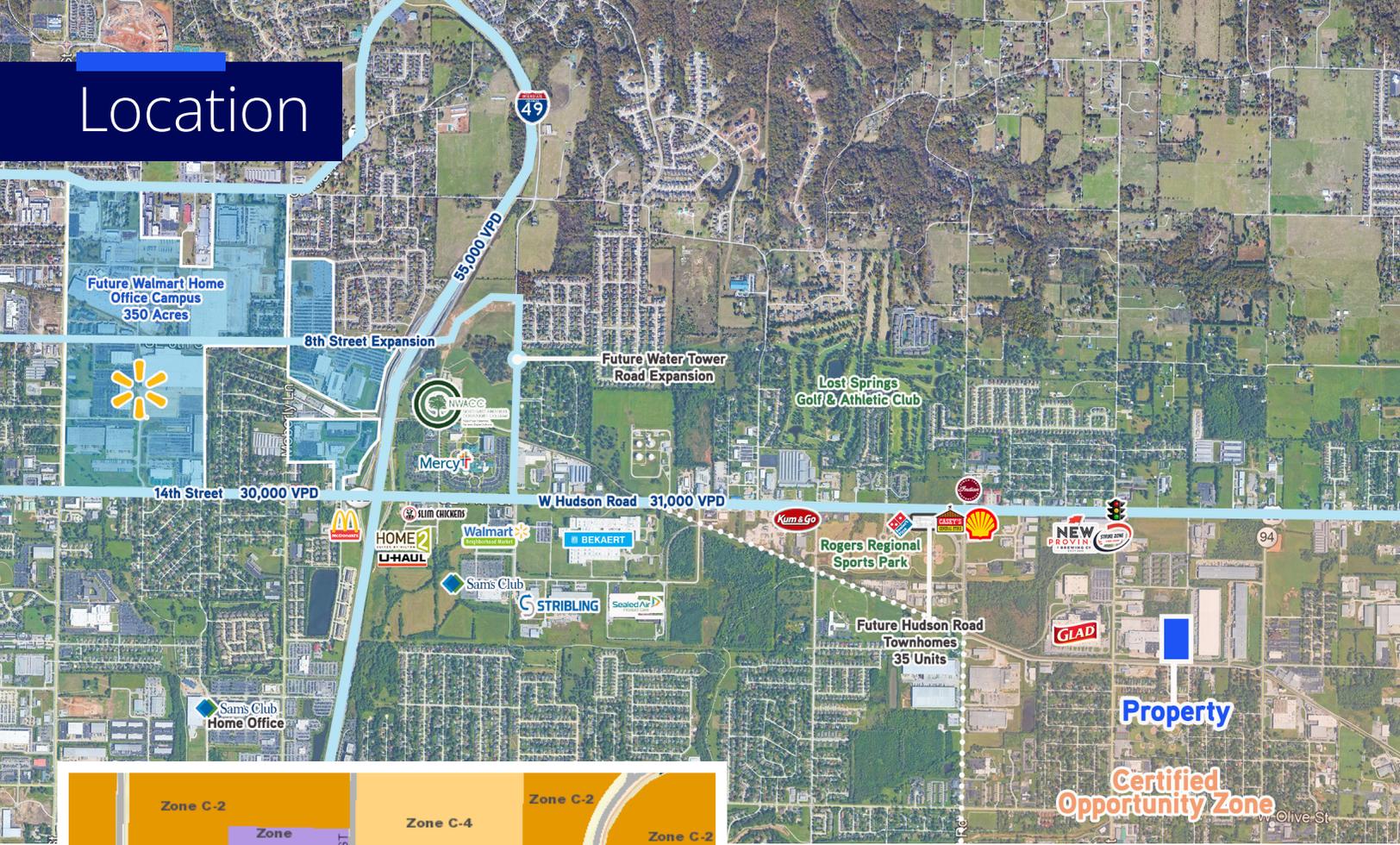
Site Plan



Building Concept



Location



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**Quick access to
 Highway 62 &
 Interstate 49 (3 miles)**



**Located in an
 industrial area of
 Rogers, AR**



**I-2 zoning allows
 a wide range of
 industrial/flex uses**



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