

1007 CENTURY STREET  
SPRINGDALE, ARKANSAS

**FOR LEASE/SALE**

*Century Commons*



# OFFERING

## 1007 CENTURY STREET I SPRINGDALE, AR

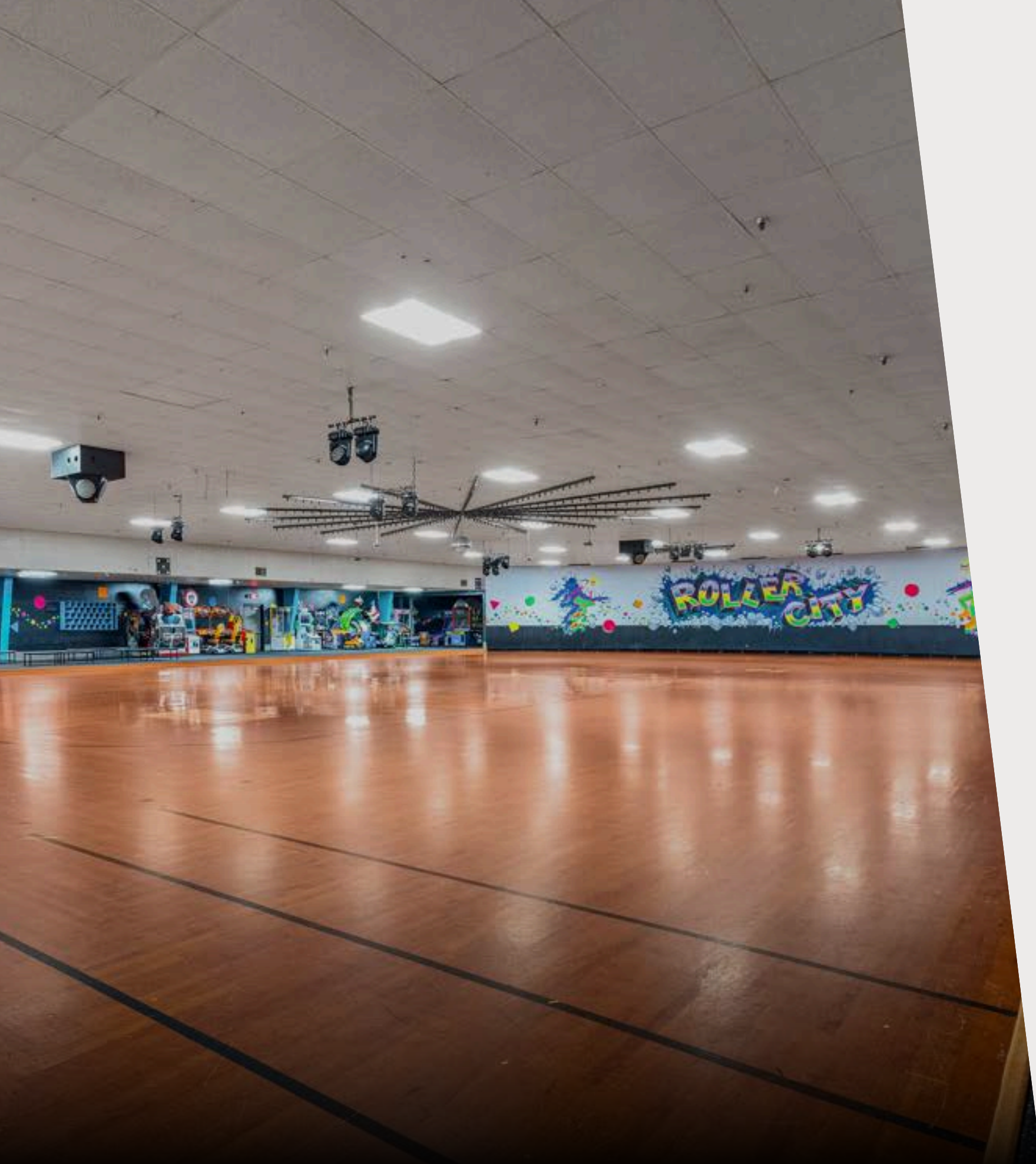
LEASE RATE:	\$2/SF NNN (monthly rate for rental concession of TI) \$12/SF NNN (rate step-up after TI reimbursement)
SALE RATE:	Negotiable
AVAILABLE OFFICE SPACE	22,056 SF
PROPERTY TYPE:	Warehouse / Flex
LOCATION:	Sunset Ave, Springdale, AR
PARKING:	70+ Surface Parking Spaces
TENANT IMPROVEMENTS:	Discounted Rent Rate Trade for Tenant Improvements
VEHICLES PER DAY	Sunset Avenue, 35,000 I-49, 67,000

### FEATURES

- Close proximity to Walmart, Lowe's, Harps and I-49 ( <2 min.)
- Heavy warehouse and Industrial pocket within Springdale
- HVAC in Great Condition, 40 tons in place
- New Roof in 2023 (\$300k value approx.)
- Three phase power with 700 Amps
- 20-30 foot ceilings







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Positioned in the heart of Springdale with immediate access to I-49 via Sunset Avenue, this dynamic flex warehouse offers a compelling conversion opportunity for users, investors, and developers alike. Currently home to Roller City, the property blends functional infrastructure with untapped redevelopment potential, making it a rare find in Northwest Arkansas' rapidly growing industrial corridor. The building features a newly improved roof, robust electrical infrastructure with ample capacity, and extensive HVAC tonnage, ensuring the property is well-equipped for a variety of operational needs. Ample on-site parking adds to the convenience for staff, clients, or visitors. Whether you're seeking traditional warehousing, creative production space, light manufacturing, or a hybrid commercial use, the layout and specifications offer exceptional adaptability. Zoned for flexibility and backed by the momentum of surrounding commercial growth, this property also presents future redevelopment opportunities for those with a long-term vision. Flexible lease and purchase options provide accessibility for both owner-users and investors looking to secure a footprint in Springdale's evolving landscape. If your business needs high-functioning flex warehouse space with room to grow, or you're looking to reimagine a well-located property, this is your chance.



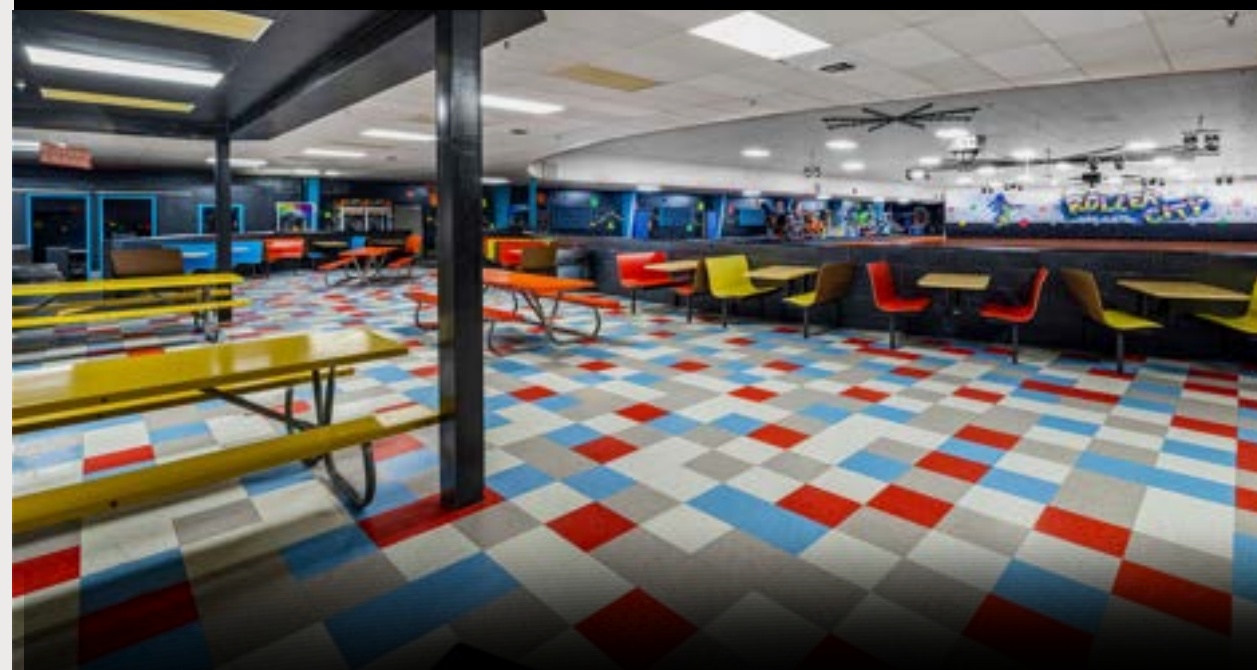


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## INTERIOR PHOTOS

1007 CENTURY STREET

*Photos are shown as the space is currently furnished and operated by the tenant.*





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## EXTERIOR PHOTOS

1007 CENTURY STREET

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# FLOORPLAN

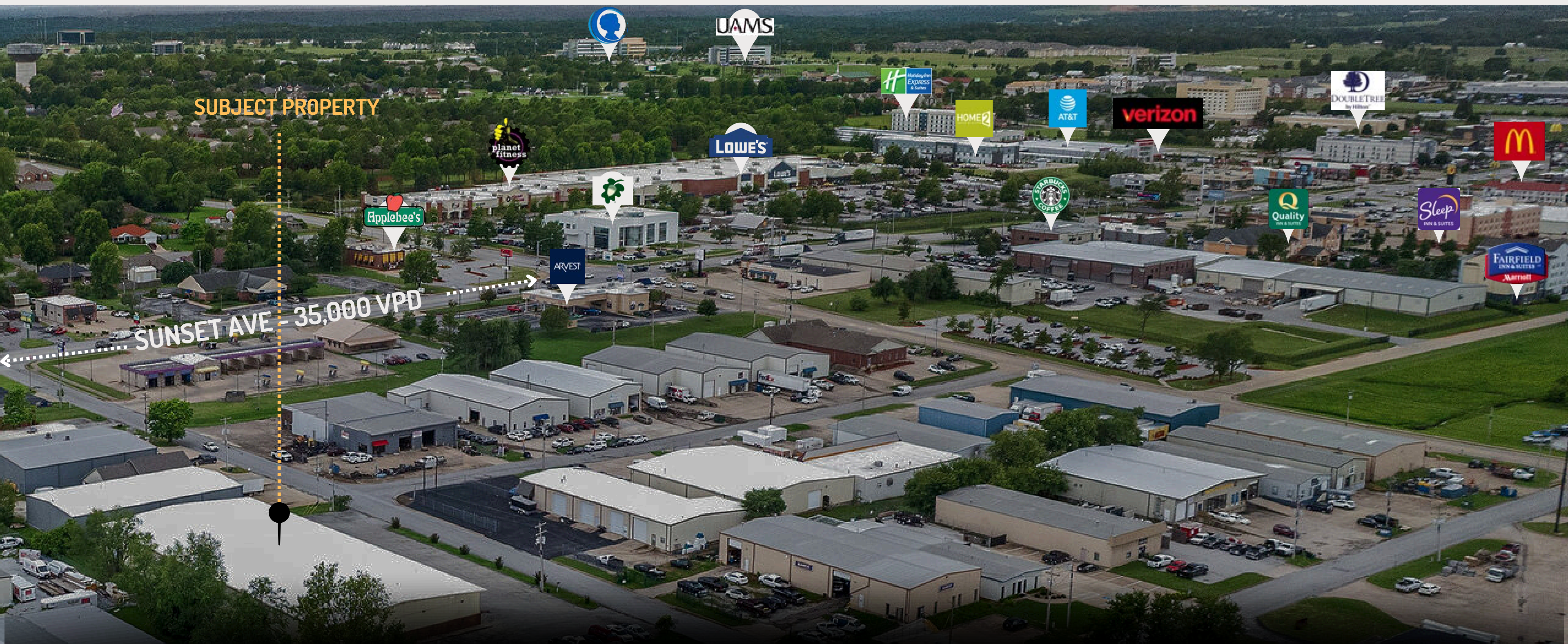
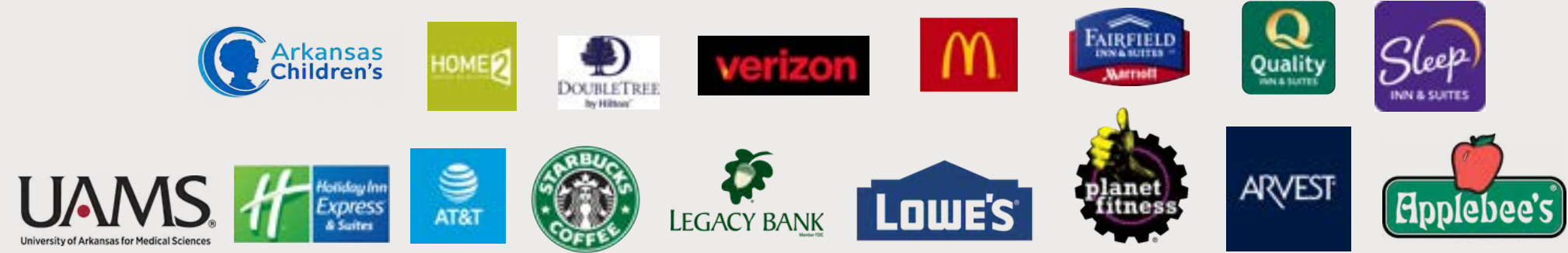
1007 CENTURY STREET | SPRINGDALE, AR

22,056 SF



# SOUTHWEST AERIAL VIEW

1007 CENTURY STREET | SPRINGDALE, AR





# SOUTHEAST AERIAL VIEW

1007 CENTURY STREET | SPRINGDALE, AR







SUBJECT PROPERTY

ECONOMY INN

BIG O TIRES

SUNSET AVE - 35,000 VPD





**ZACK KIFER**  
PRINCIPAL

+ 479-387-2156  
KIFER@GENESISCRE.COM



**GAVIN MAGEE**  
BROKERAGE

+ 913-449-6223  
GAVIN@GENESISCRE.COM



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