

Springdale Flex Space For Lease

444 Old Wire Rd, Springdale, AR 72764



Contact Us

Alex Schemel

Senior Associate

+1 479 236 2513

alex.schemel@cbre.com

David Erstine, SIOR, CCIM

Senior Vice President

+1 479 249 6199

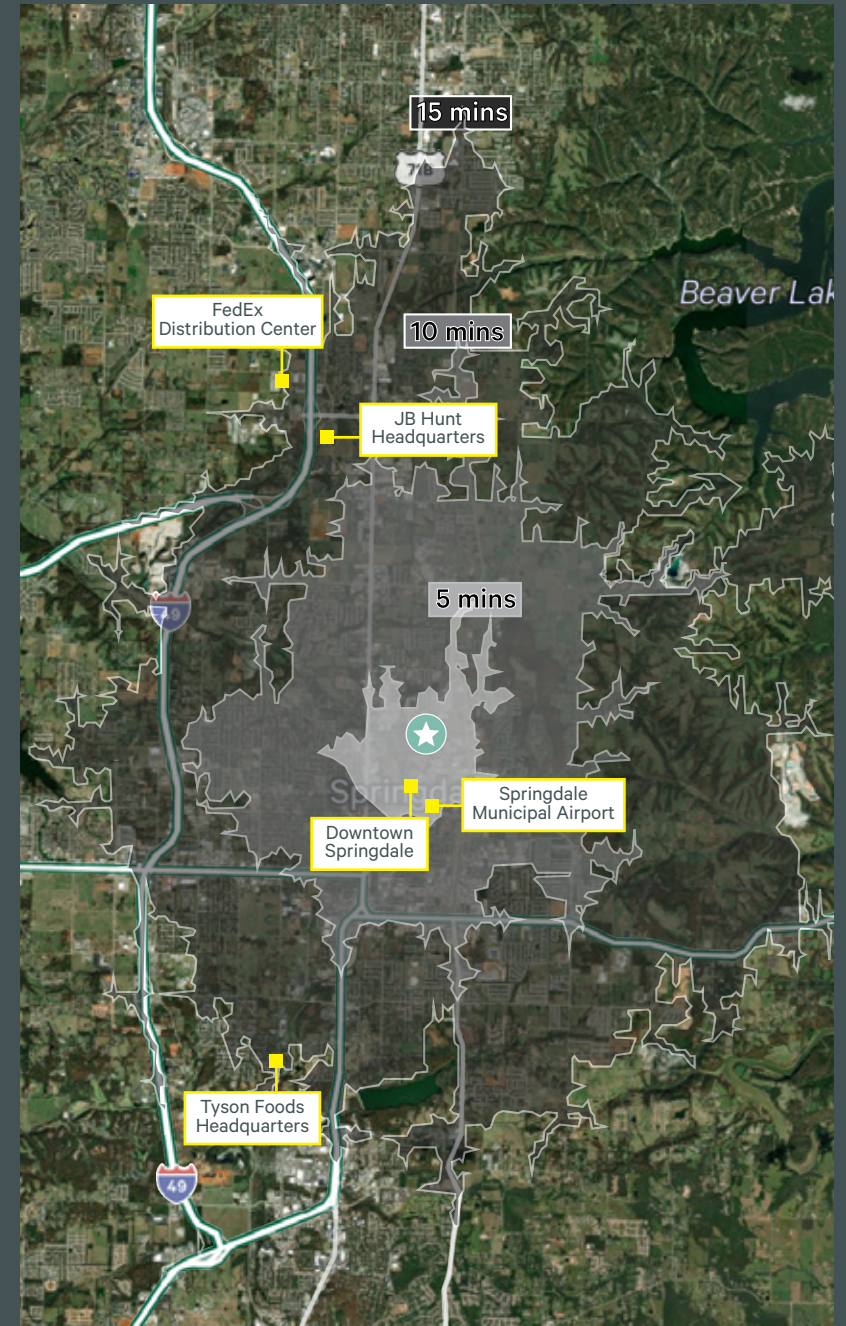
david.erstine@cbre.com

Property Overview

444 Old Wire Rd, Springdale, AR 72764

Highlights

Building	A	B	C	E	G	I
Lease Rate	\$10/SF (NNN)					
Size	±3,733 to ±7,466 SF	±4,480 SF	±4,000 to ±8,000 SF	±4,000 SF	±12,000 SF	±9,450 SF
Doors	Drive-In: Two (12'x12')	Drive-In: One (12'x12')	Drive-In: One (10'x12') Dock: One(10'x12')	Drive-In: One (12'x12')	Drive-In: One (12'x12') Dock: One (9'x10')	Drive-In: Two (12'x12')
Loading Dock	Access to shared loading dock					
Ceiling Height	13' Clear Height / 17' Peak Height					
Yard Space	Approximately 2 acres of shared yard space and parking					
Zoning	I-1					
Power	Single Phase (Three Phase can be added)					
Location Info	Convenient access to HWY 265 (.5 mile) & 71-B (.7 mile), HWY 412 (1.7 miles) and, I-49 (3.4 miles)					



Photos

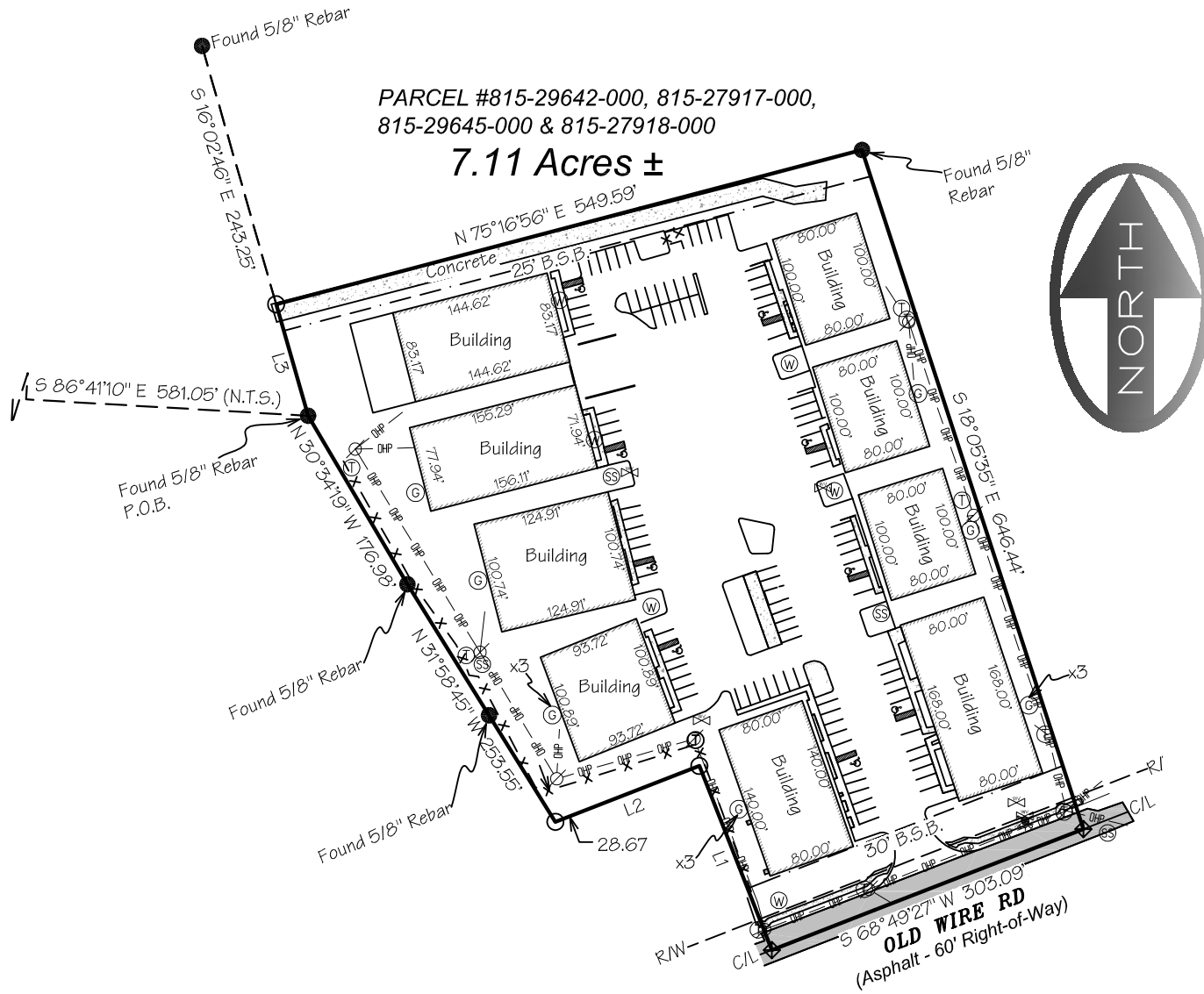
444 Old Wire Rd, Springdale, AR 72764

CBRE



Site Plan

444 Old Wire Rd, Springdale, AR 72764



Industrial | For Sale

444 Old Wire Rd, Springdale, AR 72764

CBRE



Contact Us

Alex Schemel

Senior Associate

+1 479 236 2513

alex.schemel@cbre.com

David Erstine, SIOR, CCIM

Senior Vice President

+1 479 301 2520

david.erstine@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/fayetteville

CBRE