

INDUSTRIAL UNIT FOR LEASE

444 OLD WIRE ROAD, A-1

SPRINGDALE, ARKANSAS 72764



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

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.278.4040 | BENNETTCRE.COM

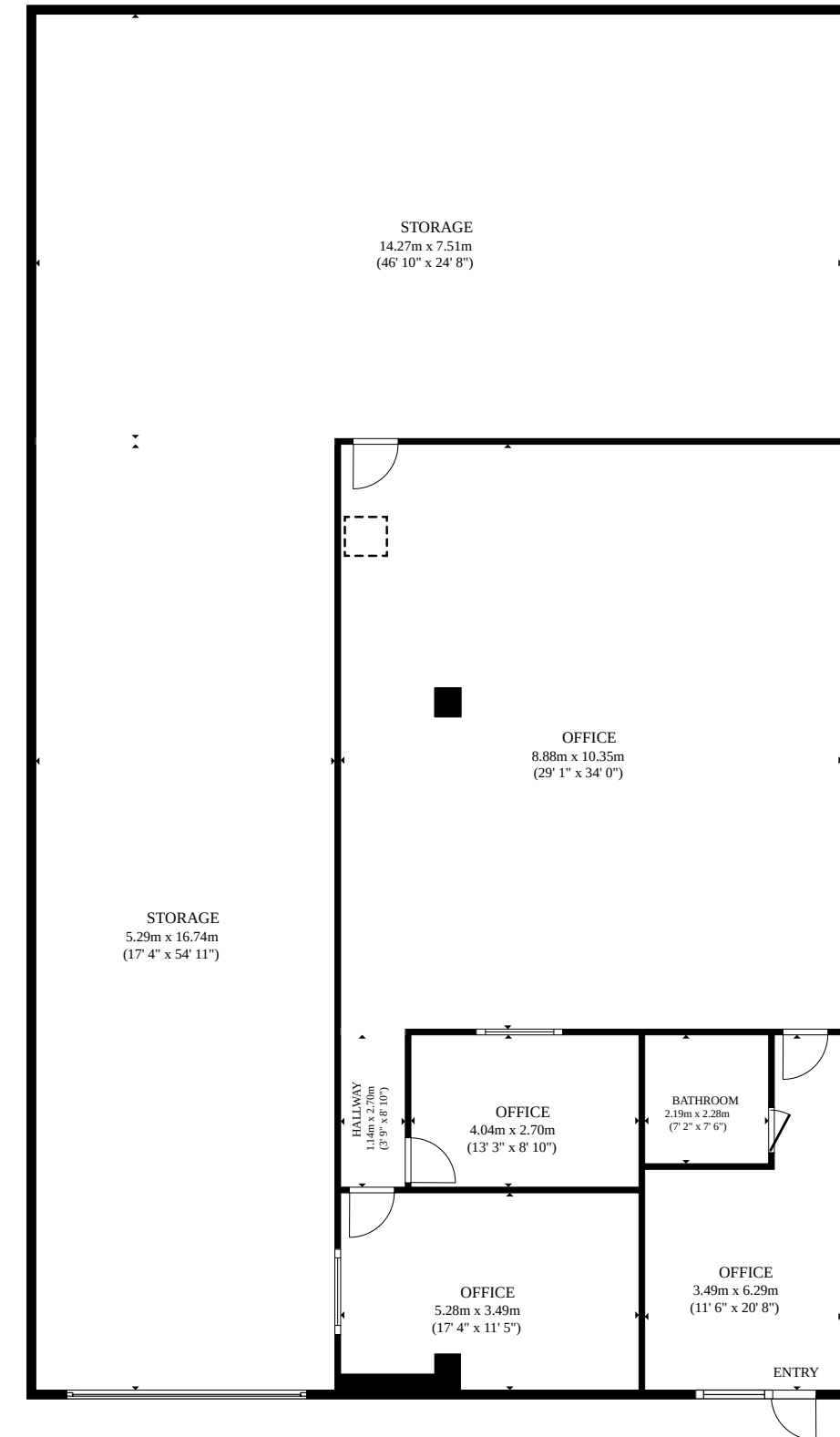
SITE OVERVIEW

AVAILABLE:	3,733 SF
ASKING RENT:	\$11.50 PSF
RENT TYPE:	NNN
WALL HEIGHT:	12'
GRADE LEVEL DOOR:	1
DOOR DEMINSION:	10'
LOADING TYPE:	COMMUNITY DOCK

PROPERTY HIGHLIGHTS

- + ±1,300 SF OFFICE AND ONE BATHROOM
- + FOUR PARKING SPACES AVAILABLE
- + 3.4 MILE DRIVE TO INTERSTATE-49
- + 1.0 MILE DRIVE TO HWY 71-B

VIRTUAL TOUR LINK



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AERIAL VIEW

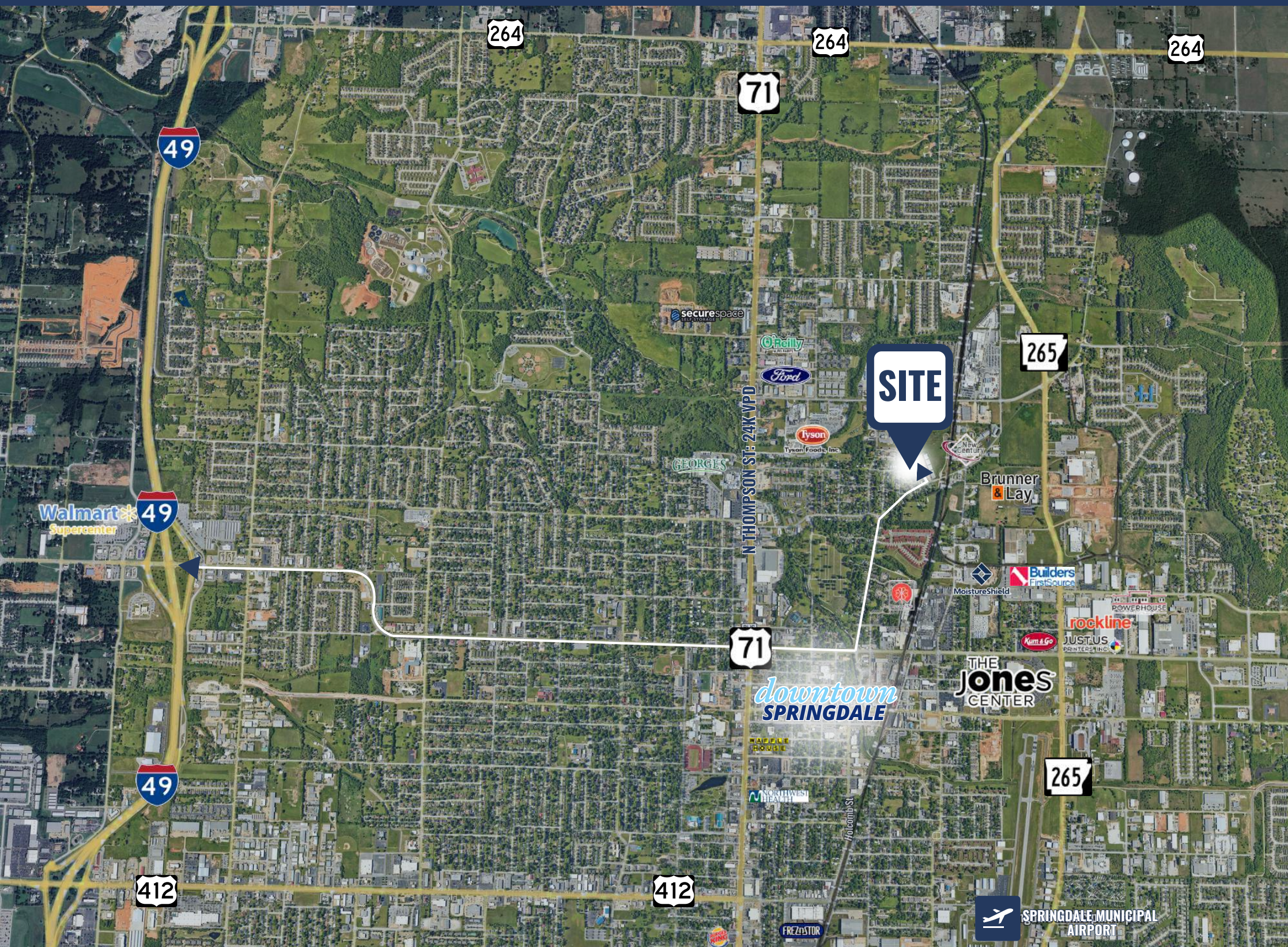


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DISTANCE FROM SITE



INTERSTATE-49

 3.4 MILES  11 MIN

HWY 71-B

 1.0 MILE  5 MIN

HWY 264

 2.2 MILES  5 MIN

HWY 412

 1.7 MILES  5 MIN

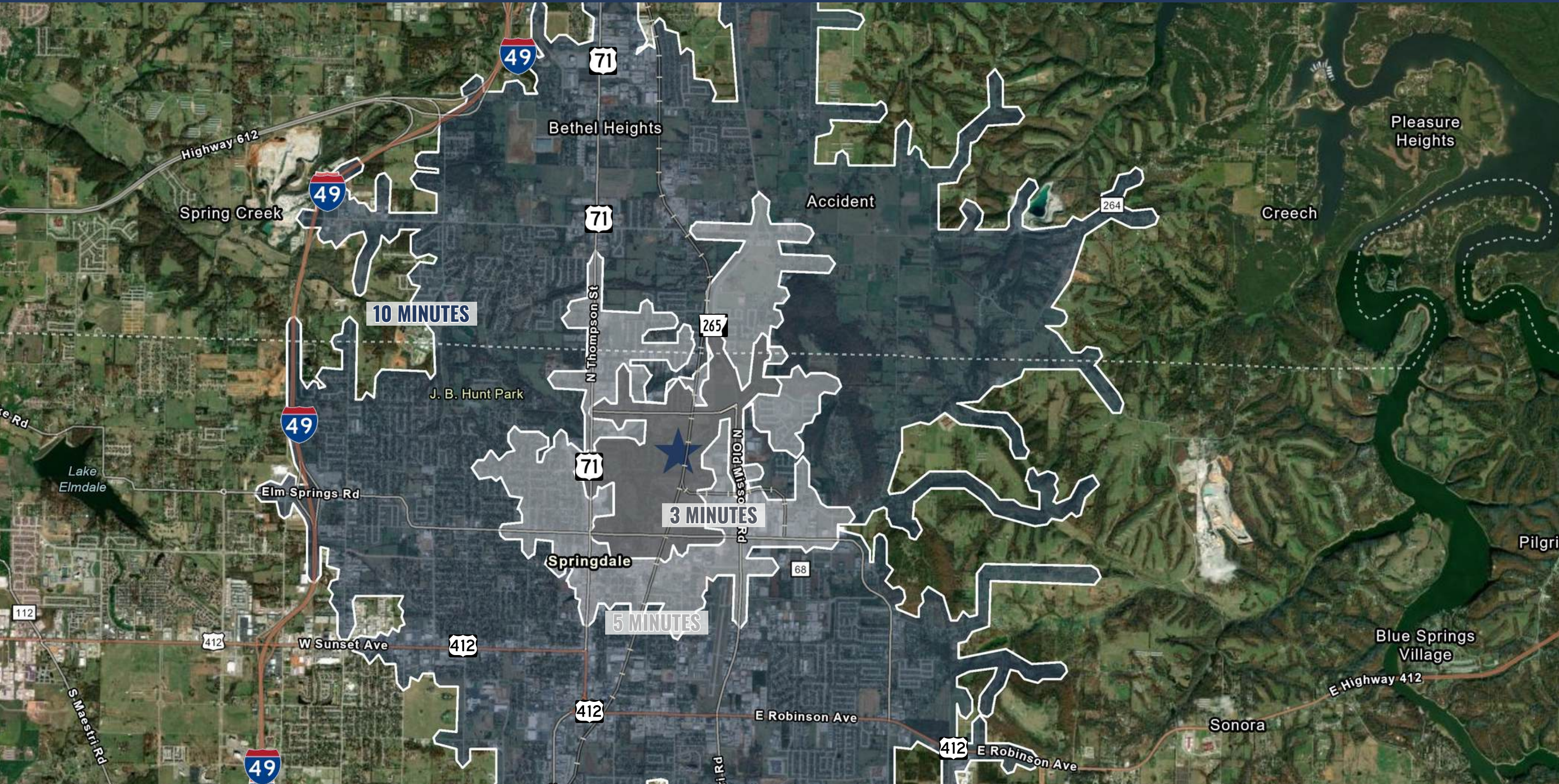


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DRIVE TIME MAP



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