

WAREHOUSE UNITS FOR LEASE

555C, 555D, 559A, 555E, & 559B N 13TH STREET, ROGERS, AR



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LEASE OVERVIEW

TOTAL SF:	8,586 SF
ASKING RENT:	\$10.00 PSF
RENT TYPE:	NNN
GRADE LEVEL DOORS:	2
DOCK LEVEL DOORS:	1
MIN WALL HEIGHT:	16'
PEAK HEIGHT	19'
PARKING SPACES:	6
POWER:	3-PHASE

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + SUITES 559A AND 559B (13,536 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF, WITH AN INTERIOR BAY DOOR CONNECTING THE TWO SUITES.



LEASE OVERVIEW

TOTAL SF:	13,536 SF
ASKING RENT:	\$10.00 PSF
RENT TYPE:	NNN
GRADE LEVEL DOORS:	2
DOCK LEVEL DOORS:	1
MIN WALL HEIGHT:	16'
PEAK HEIGHT	19'
PARKING SPACES:	6
POWER:	3-PHASE

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + SUITES 559B AND 559A (8,586 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF, WITH AN INTERIOR BAY DOOR CONNECTING THE TWO SUITES.



VIRTUAL TOUR

559B N 13TH ST, ROGERS, AR 72756

INTERIOR PHOTOS



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LEASE OVERVIEW

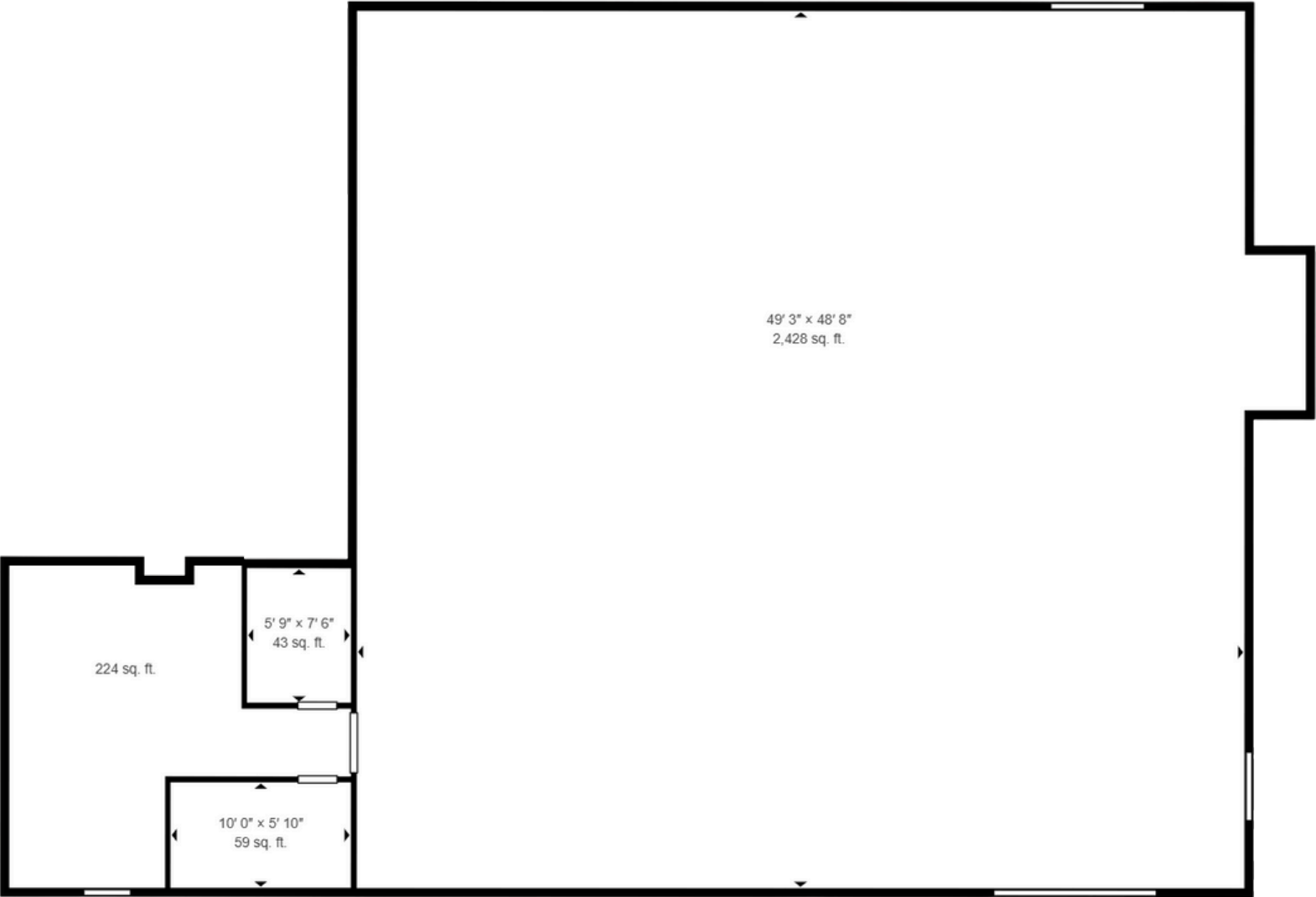
TOTAL SF:	3,000 SF
ASKING RENT:	\$10.50 PSF
RENT TYPE:	NNN
MIN WALL HEIGHT:	13' 1"
PEAK HEIGHT	13' 1"
PARKING SPACES:	4
POWER:	3 PHASE

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH A KITCHENETTE AND TWO BATHROOMS.
- + SHARED DOCK TO THE LEFT OF THE UNIT

VIRTUAL TOUR





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LEASE OVERVIEW

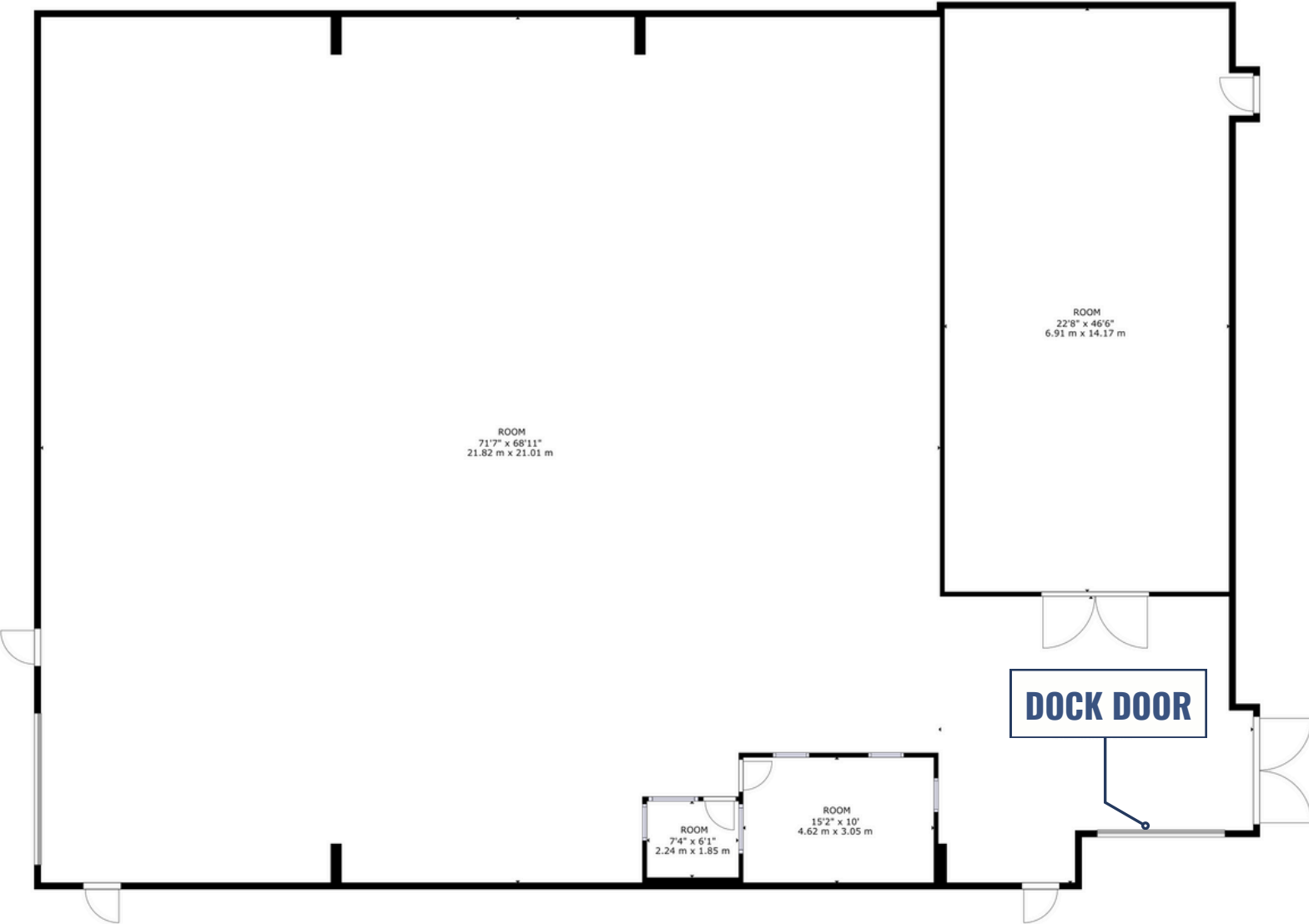
TOTAL BUILDING SF:	5,500 SF
ASKING RENT:	\$9.00 PSF
RENT TYPE:	NNN
GRADE LEVEL DOORS:	1 (12' x 10')
WALL HEIGHT:	9'
PEAK HEIGHT	12' 8"
DOCK LEVEL DOORS:	1
PARKING SPACES:	8

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH THREE-PHASE POWER AND ONE BATHROOM

VIRTUAL TOUR







LEASE OVERVIEW

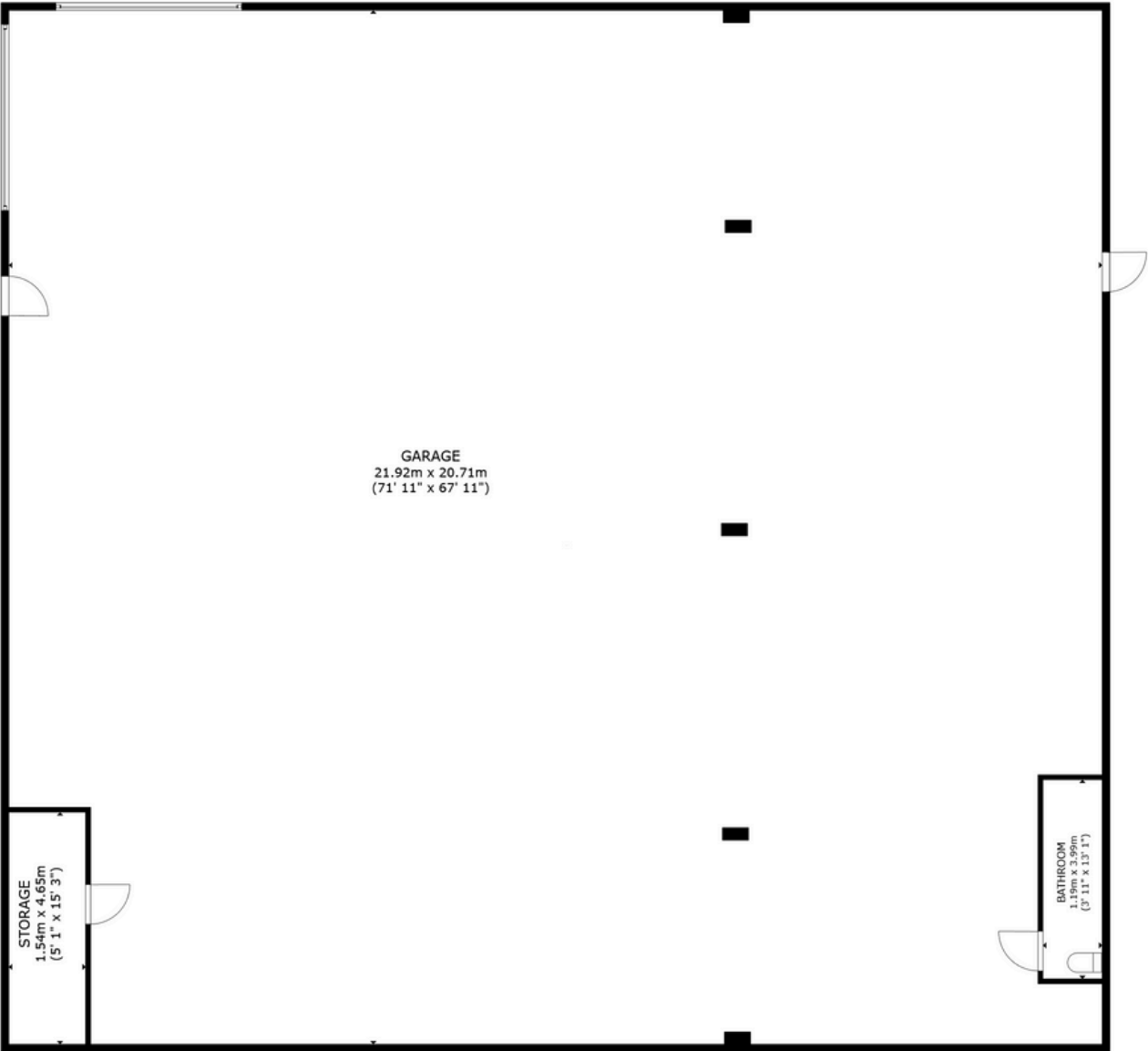
TOTAL SF:	5,022 SF
ASKING RENT:	\$10.00 PSF
RENT TYPE:	NNN
BAY LEVEL DOORS:	1 (12' x 10')
MIN WALL HEIGHT:	11' 11"
PEAK HEIGHT	13' 2"
PARKING SPACES:	10

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH THREE-PHASE POWER AND ONE BATHROOM

VIRTUAL TOUR





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AERIAL VIEW



INTERSTATE-49

3.3 MILES 12 MIN

HWY 62

1.2 MILES 4 MIN

HWY 264

1.2 MILES 4 MIN

HWY 71B

0.9 MILES 4 MIN



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DRIVE TIME MAP

A map of Rogers, Arkansas, with a red pin labeled 'SITE' located near the intersection of W Persimmon St and N 24th St. The map shows various streets, including SE 8th St, SE Walton Blvd, S Dodson Rd, S 52nd St, W Dogwood St, W Olrich St, W Persimmon St, W Poplar St, W Hudson Rd, and N Dixieland Rd. Major highways are marked with shields: 49 (Interstate), 62 (State), 102, 266, 12, 71, 94, and 265. Landmarks include 'LITTLE FLOCK', 'WATER TOWER', 'EPISCO FRONT', 'PRAIRIE CREEK', and 'PLEASANT RIDGE'. On the right side, three horizontal bars indicate distances: '3 MILE DRIVE' (black bar), '5 MILE DRIVE' (gray bar), and '10 MILE DRIVE' (red bar).

3 MILE DRIVE

5 MILE DRIVE

10 MILE DRIVE



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FOCUS

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