

519 AGNES DR | SPRINGDALE, AR

SUBLASE

19,200+ SF FLEX SPACE



HaagBrown
COMMERCIAL

Real Estate & Development



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opportunity overview

Now available for sub-lease, this brand new 19,212 SF single-tenant warehouse and office space offers excellent functionality and visibility in the heart of Northwest Arkansas. Built in 2023 and located in Tontitown. The property is situated 2 miles west of I49.

The building features 17,212 SF of warehouse space with two dock-high doors and two drive in overhead doors, ideal for a variety of industrial and distribution uses. Complementing the warehouse is 2,000 SF of modern office space.

With strong traffic counts of +/-28,000 vehicles per day on Highway 412, this property makes for direct access to the rapidly growing NWA market, the site is well-positioned to support long-term business growth.

PRICE/SF
\$7.50 PSF NNN

BUILDING SIZE
19,212 SF

WAREHOUSE SIZE
17,212 SF

OFFICE SPACE
2,000 SF

2023

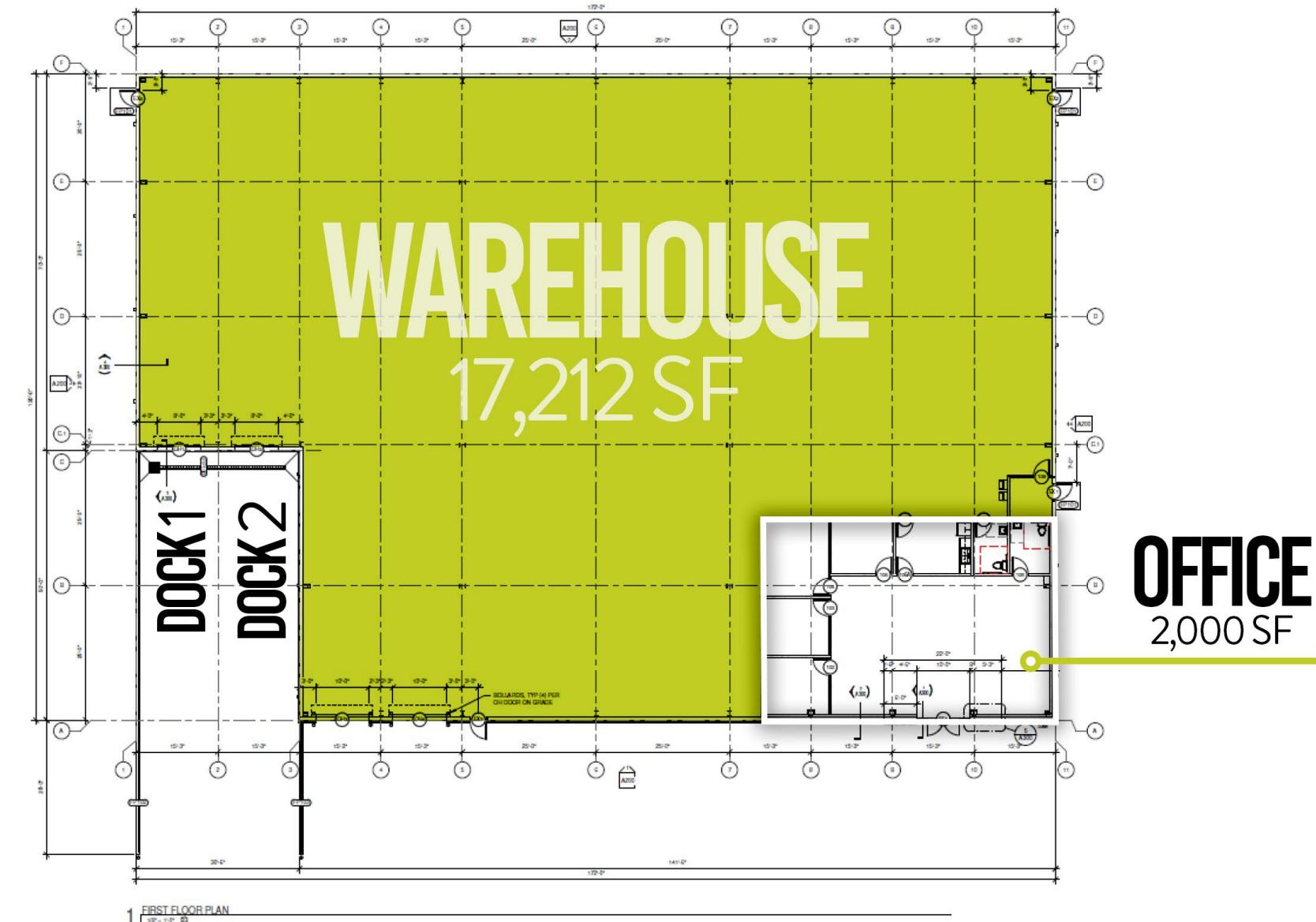
**YEAR
built**

2 DOCKS

w/ 2 drive-in doors

49

HWY 412 ACCESS
only 2 miles w of I-49

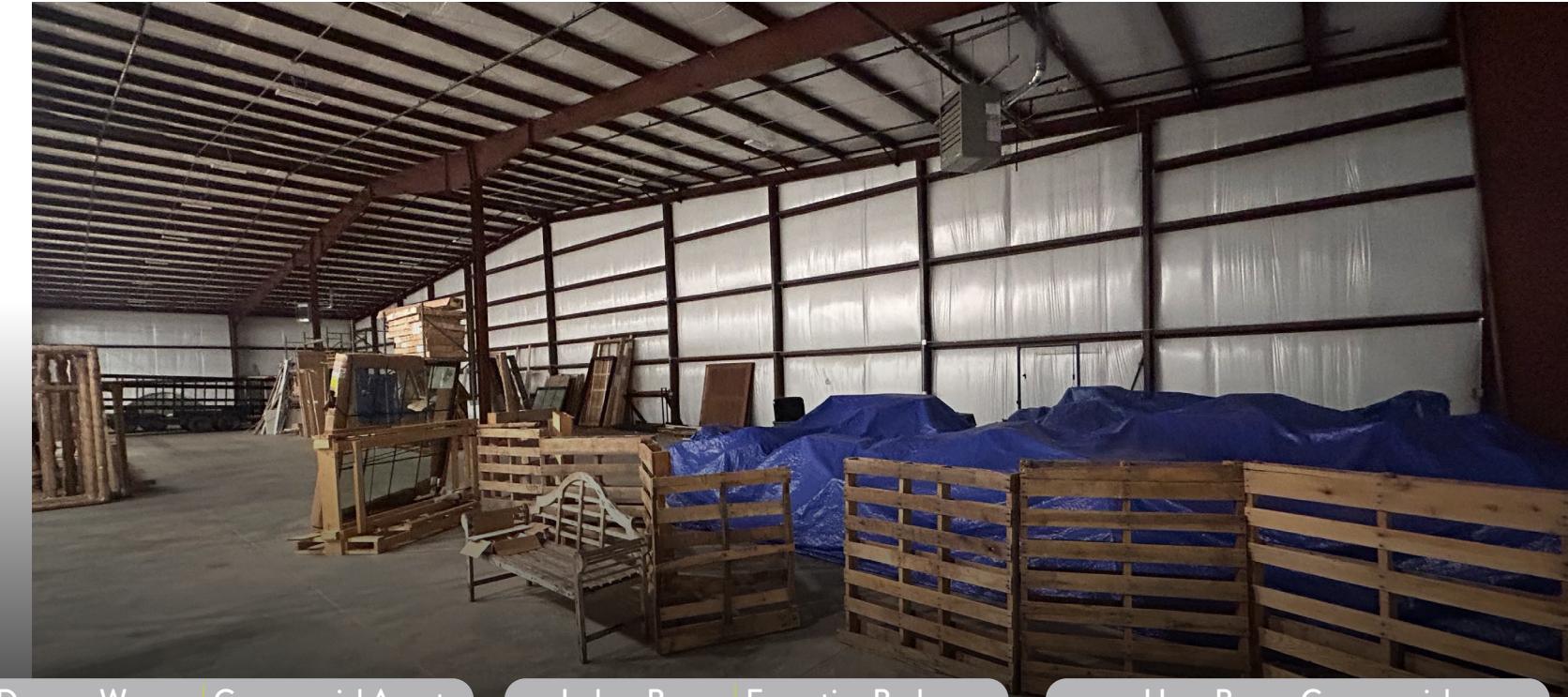
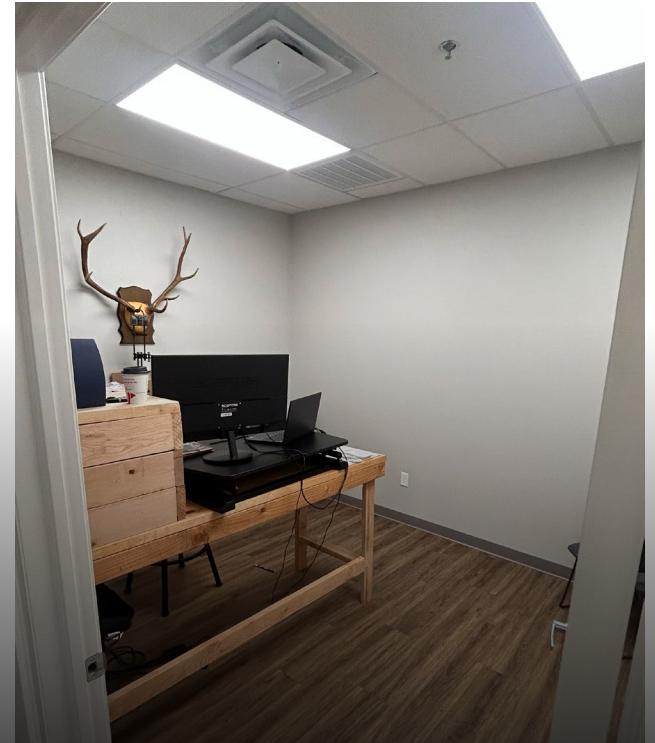
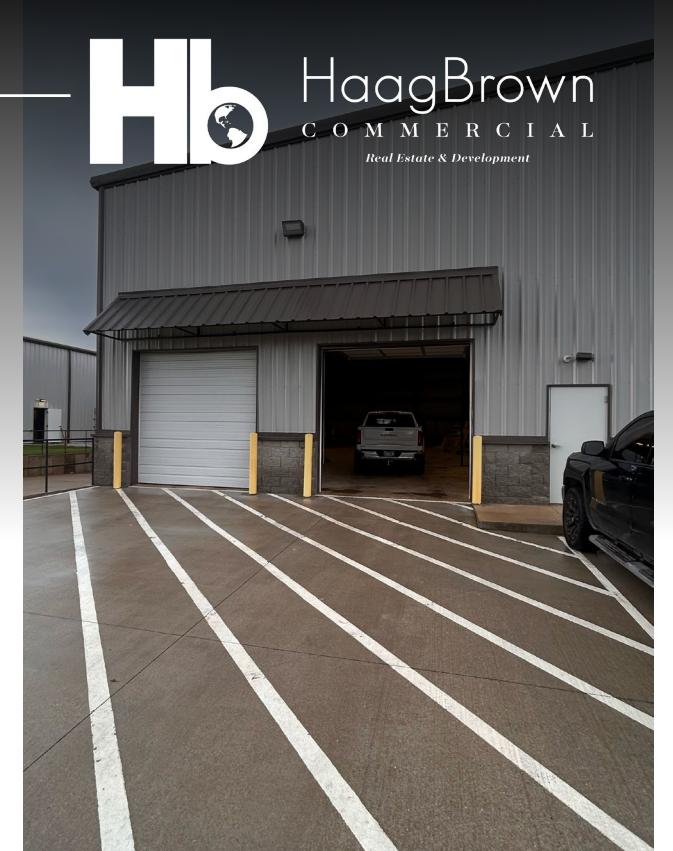




Dawson Wagner | Commercial Agent

Joshua Brown | Executive Broker

Haag Brown Commercial



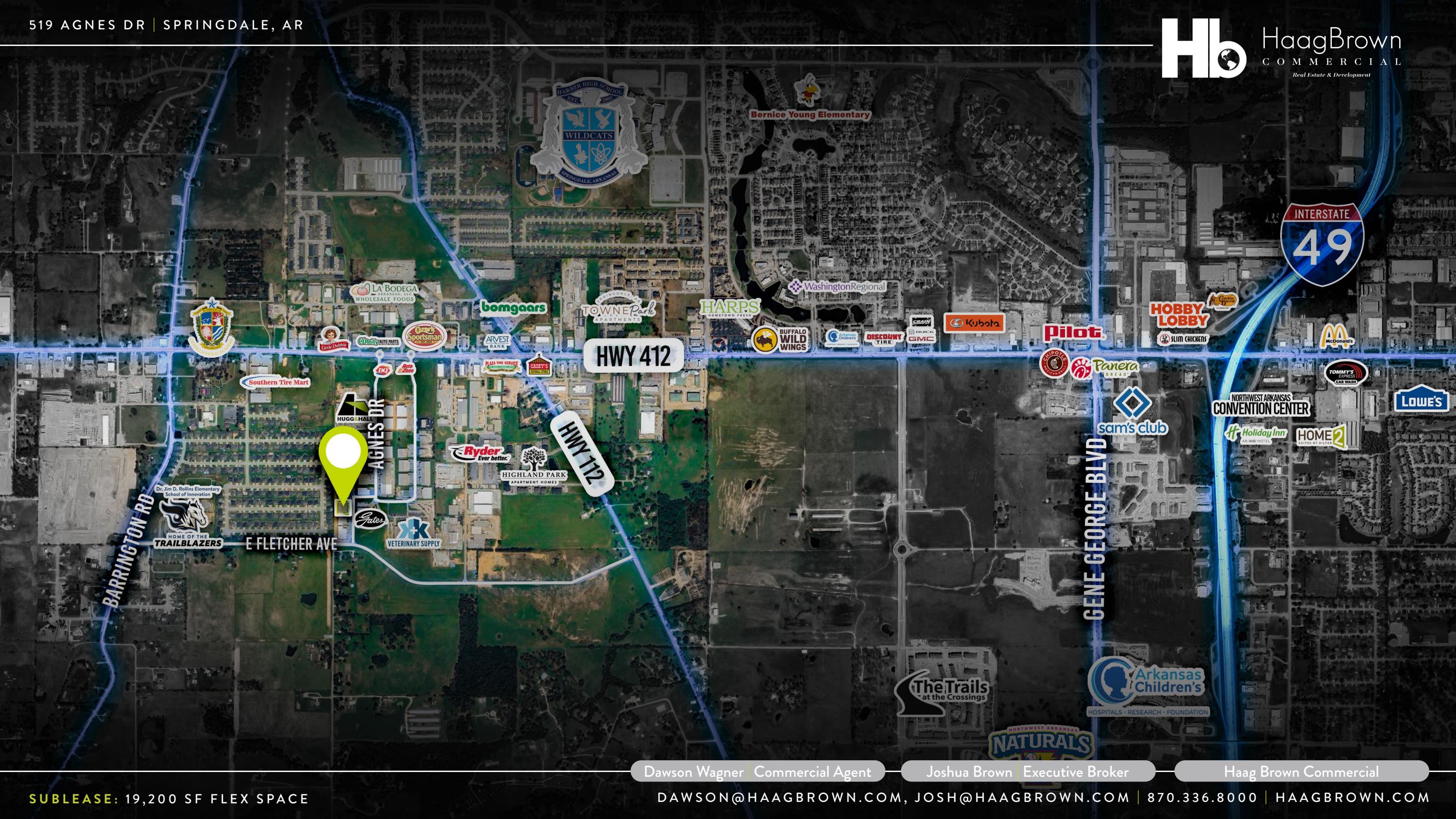
Dawson Wagner | Commercial Agent

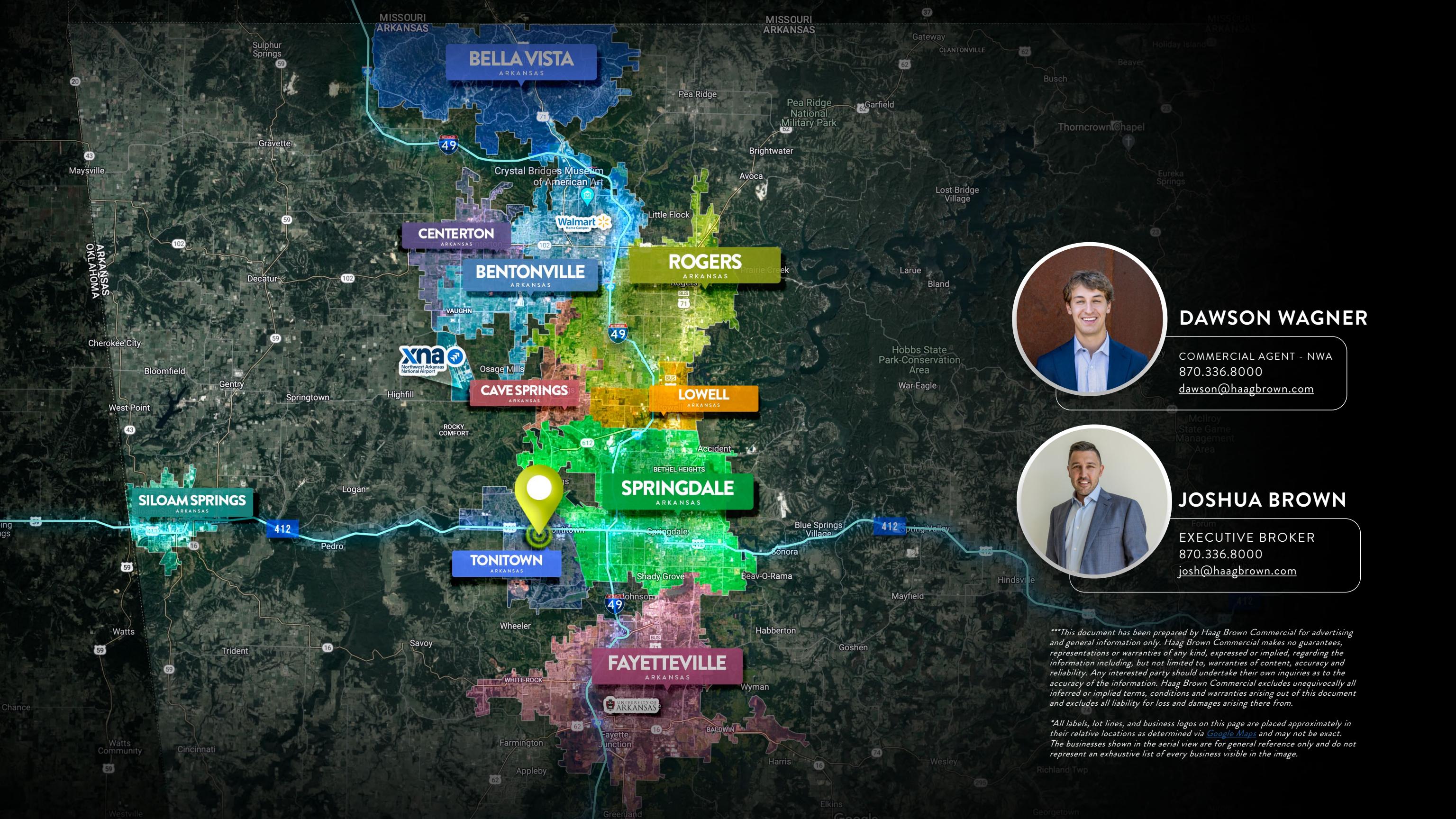
Joshua Brown | Executive Broker

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**All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via [Google Maps](#) and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*



HaagBrown C O M M E R C I A L

Real Estate & Development

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

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MEET OUR TEAM



JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has nearly twenty of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWW, Starbucks, Tacos 4 Life, and Slim Chicken's, through an entire state in a quick time frame. Acting as the virtual extension of his clients' real estate department, Joshua has produced multiple high-volume locations for Tommy's Express Car Wash, Dairy Queen, Freddy's Frozen Custard & Steakburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including "The New Influentials, 20 in Their 20's," "Arkansas Business' 40 under 40," "Arkansas State University College of Business Executive of the Year," "Arkansas Money & Politics Top 100 Professionals," and was a finalist for "Arkansas Business' Executive of the Year." He led Haag Brown to be named "Arkansas Business' Small Business of the Year" and has been the top commercial broker in sales volume in Northeast Arkansas for the past 16 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP
COMMERCIAL
BROKERS IN THE
SOUTHERN U.S.



DAWSON WAGNER

COMMERCIAL AGENT - NWA

Dawson Wagner is a listings agent in Haag Brown's Northwest Arkansas office. A Jonesboro native and University of Arkansas graduate, he brings a background in supply chain, finance, and real estate to the firm. Driven and client-focused, Dawson is passionate about serving people well and building lasting relationships.