

INDUSTRIAL SPACE FOR LEASE

555E N 13TH STREET, ROGERS, AR



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

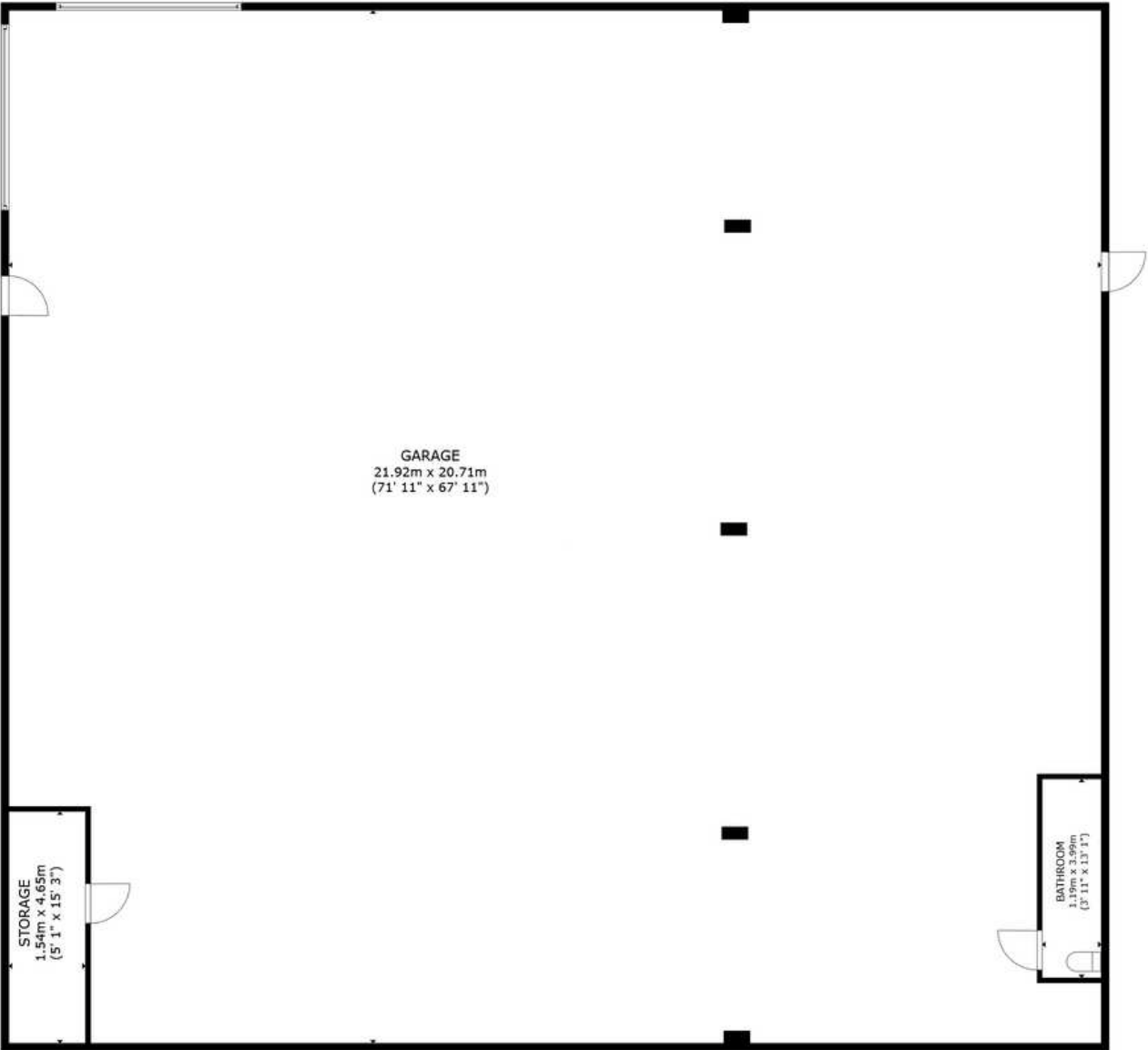
LEASE OVERVIEW

TOTAL SF:	5,022 SF
ASKING RENT:	\$9.00 PSF
RENT TYPE:	NNN
BAY LEVEL DOORS:	1 (12' x 10')
MIN WALL HEIGHT:	11' 11"
PEAK HEIGHT	13' 2"
CLEAR SPAN	8' 6"
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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555E N 13TH ST, ROGERS, AR 72756

AERIAL VIEW



Walmart
Walgreens
CVS pharmacy
FRISCO STATION MALL

DOLLAR GENERAL



W WALNUT ST

N 13TH ST

W PERSIMMON ST

N 13TH ST

W PERSIMMON ST

SITE
5,022 SF



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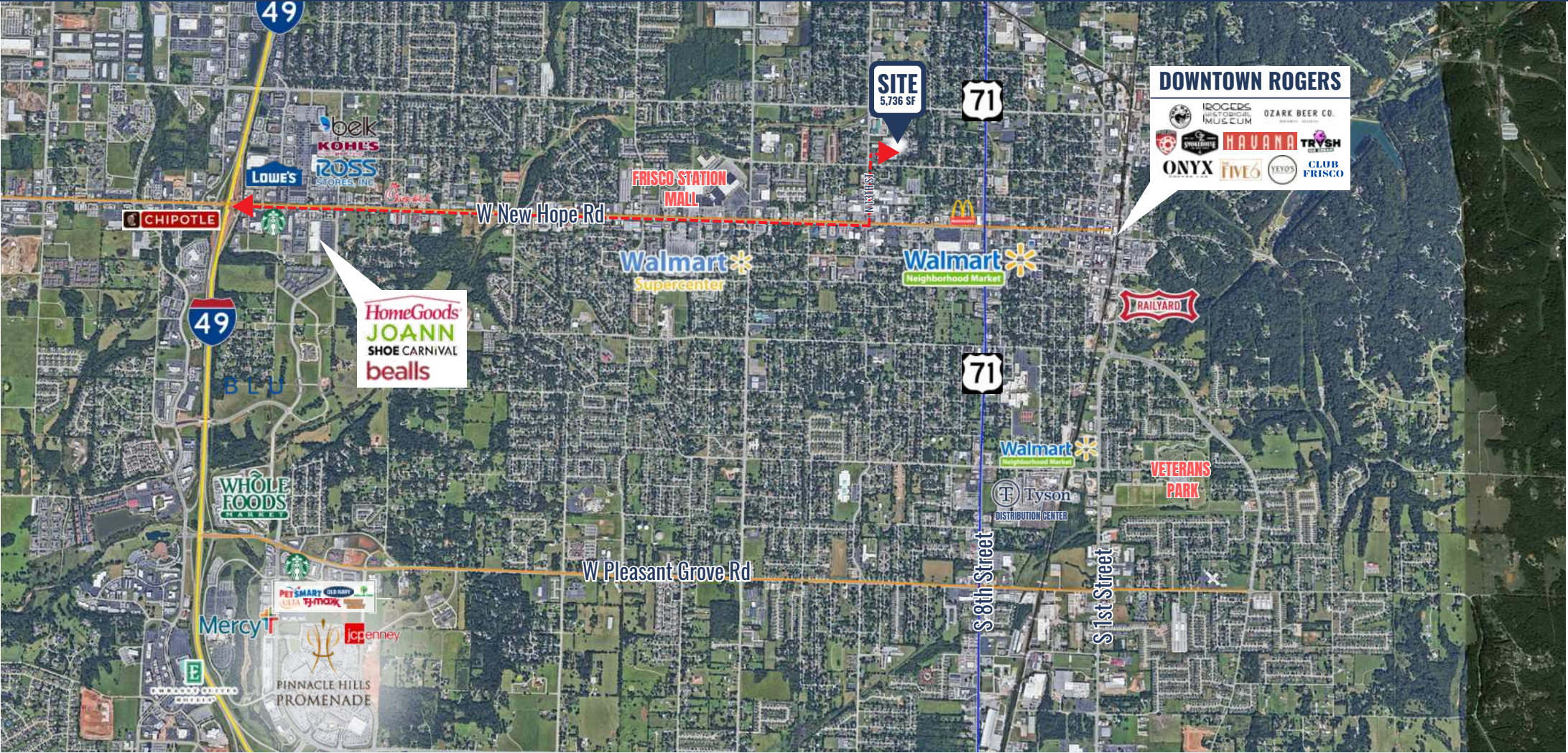
SITE PHOTO



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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 Poplar St, W Persimmon St, N Dixieland Rd, N 13th St, N 24th St, Strauton Rd, W Hudson Rd, and Old Prairie Creek Rd. Major highways are marked with shields: 49, 62, 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' (dark blue), '5 MILE DRIVE' (light blue), and '10 MILE DRIVE' (white).

3 MILE DRIVE

5 MILE DRIVE

10 MILE DRIVE



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FOCUS

COMMERCIAL REAL ESTATE

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