

NEW CONSTRUCTION WAREHOUSE/FLEX FOR LEASE



1894 E 1ST AVE

Bentonville, AR 72713



PROPERTY DESCRIPTION

Position your business for success in these two brand-new warehouse/flex buildings that are +/- 12,000 SF each and ideally located just off Highway 264, directly in front of XNA. The first building (suite 1900) already has an office space built out featuring three private offices, two restrooms, a kitchen/break area, mop closet, and dedicated storage closet, providing a functional and professional environment for your team. A custom office build out can be complete in the second building with a 4-week turnaround. The warehouses offer excellent accessibility and operational efficiency with four drive-in doors (two on each building) plus access to a shared loading bay with one dock high door on each building, ideal for distribution, light manufacturing, or flex users. Strategically positioned just 8.5 miles to the I-49 interchange, approx. 20 minutes to J.B. Hunt HQ, and approx. 25 minutes to Walmart's New HQ Campus. This property is an exceptional opportunity for logistics, service, or growth-oriented businesses.

PROPERTY HIGHLIGHTS

- Two brand new flex buildings - One with office built out
- Four drive in doors total, Two per building
- Shared loading bay with one dock high door per building
- Approx. 25 minutes to Walmart New Home Office Campus

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Number of Units:	2
Available SF:	12,000 - 24,000 SF
Lot Size:	10.83 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	51	615	6,968
Total Population	164	1,894	20,576
Average HH Income	\$164,391	\$150,353	\$168,194

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SALMONSEN GROUP

Executive Broker
O: 479.231.1355
C: 479.330.1250
sgrleadmanager@gmail.com
AR #EB00066512

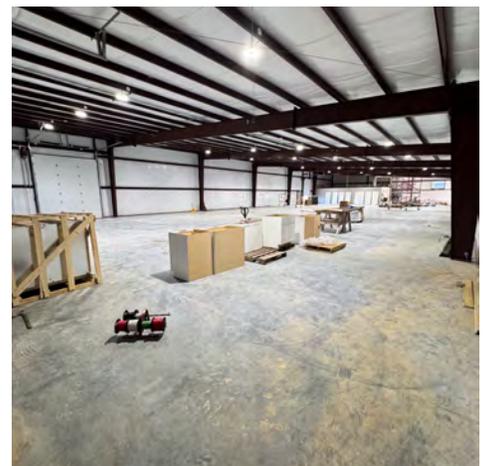
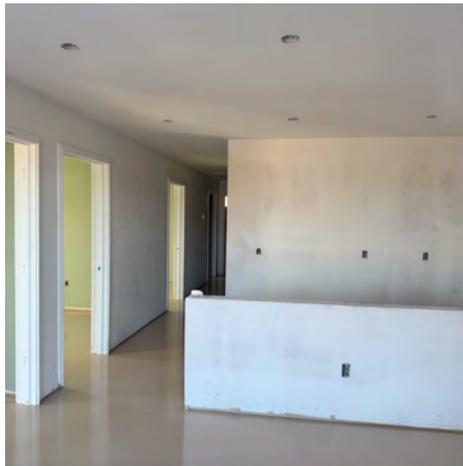
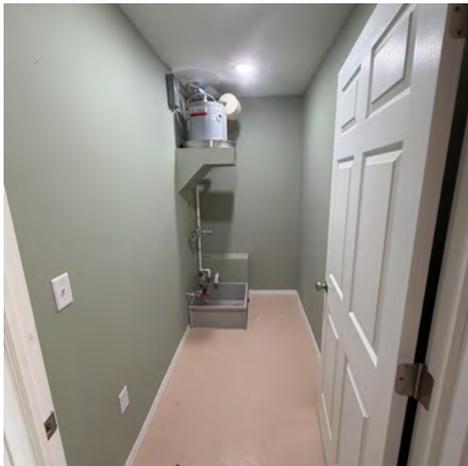
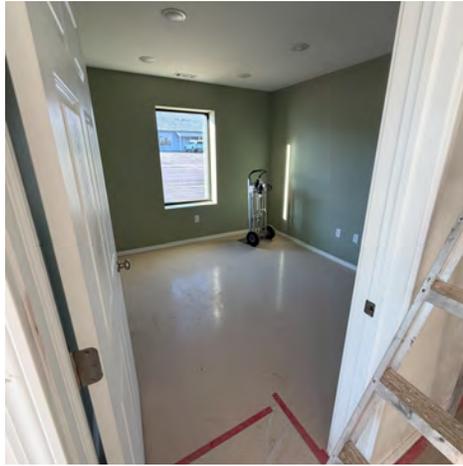
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Suite 203
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NEW CONSTRUCTION WAREHOUSE/FLEX FOR LEASE

1894 E 1ST AVE SUITE 1900

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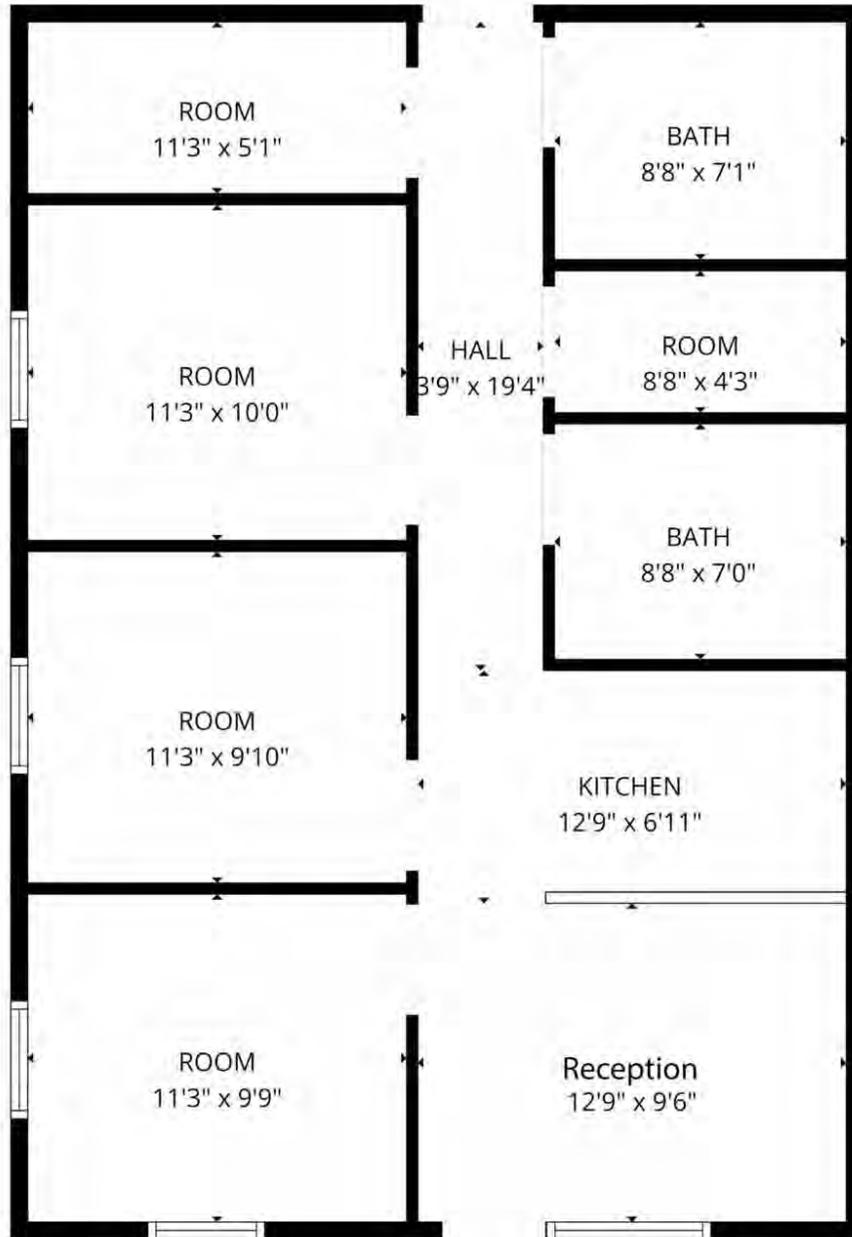
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SUITE 1900 OFFICE FLOOR PLAN

Bentonville, AR 72713



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

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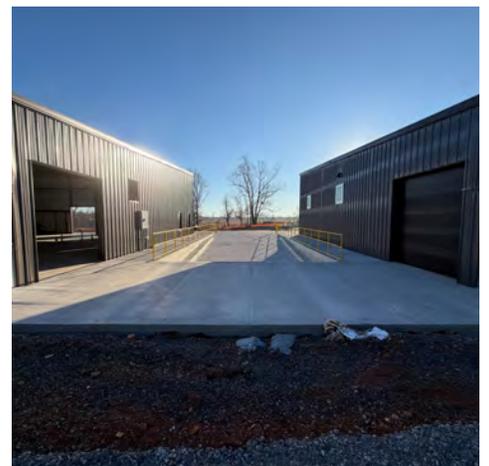
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NEW CONSTRUCTION WAREHOUSE/FLEX FOR LEASE

1894 E 1ST AVE - BUILDING B

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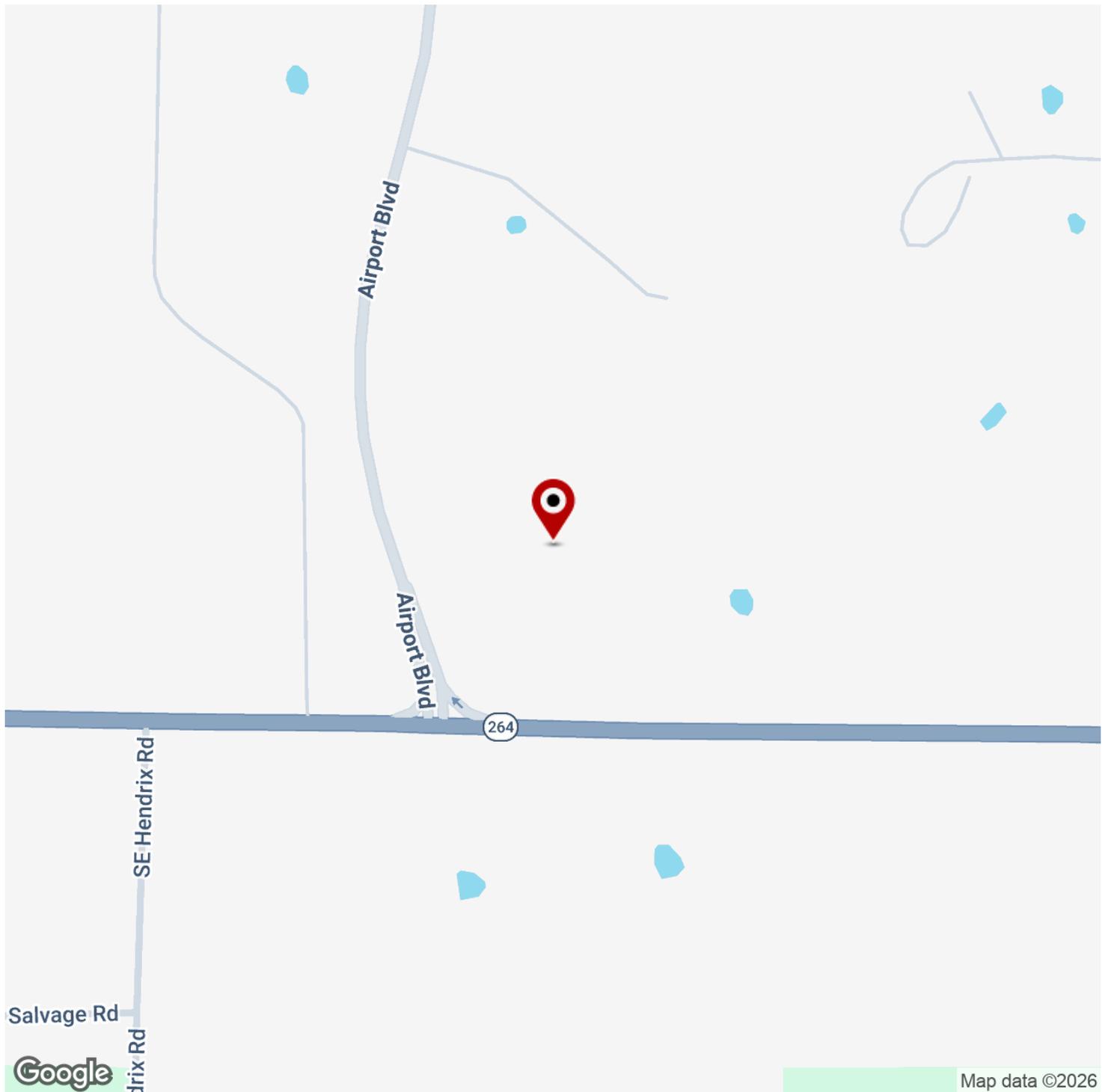
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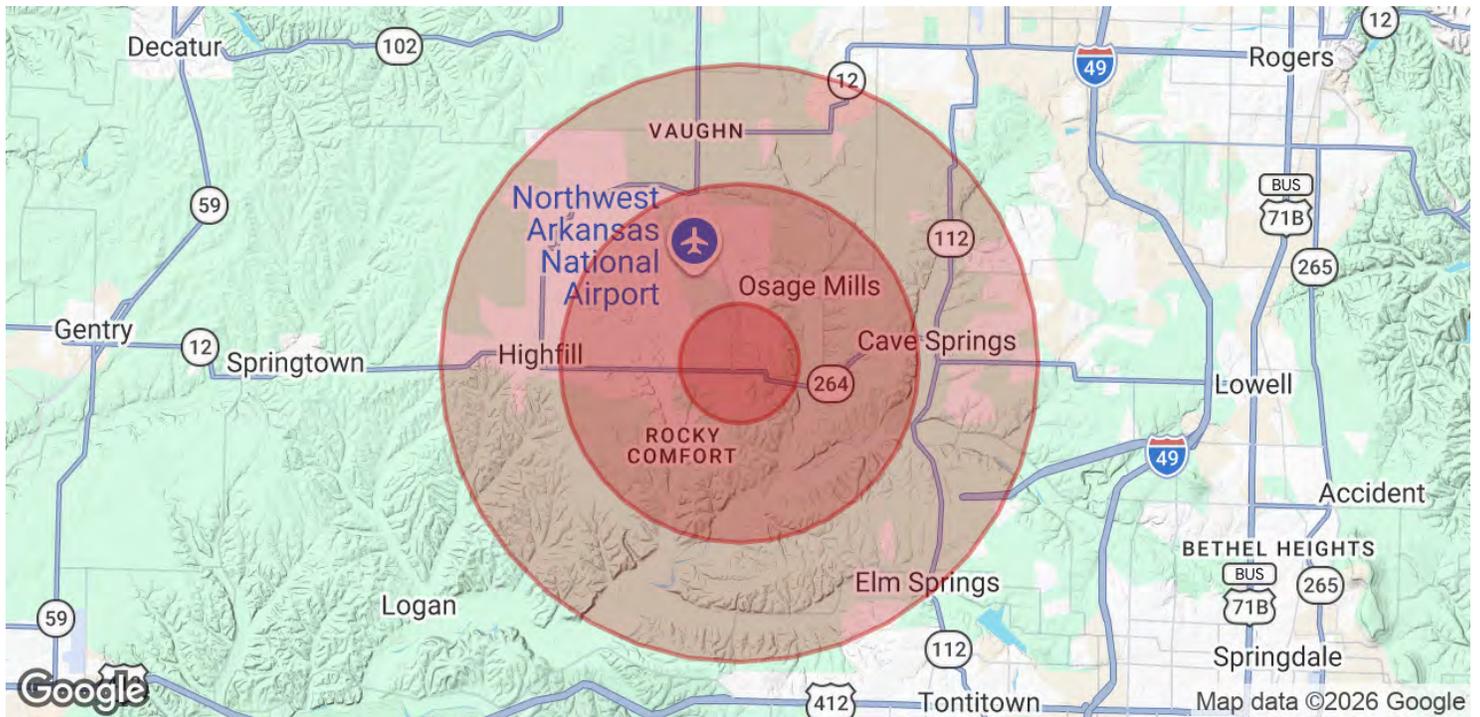
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	164	1,894	20,576
Average Age	34	36	35
Average Age (Male)	34	35	34
Average Age (Female)	35	36	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	51	615	6,968
# of Persons per HH	3.2	3.1	3
Average HH Income	\$164,391	\$150,353	\$168,194
Average House Value	\$594,986	\$560,022	\$500,821

Demographics data derived from AlphaMap

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