

1695 ELECTRIC AVE, SPRINGDALE, AR

WAREHOUSE, YARD, AND OFFICE FOR LEASE

6,100 SF OFFICE

5,000 SF DETACHED WAREHOUSE

3,500 SF REPAIR BAY BLDG

±2.50 ACRES OF STORAGE YARD

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LEASE OVERVIEW

TOTAL SF AVAILABLE:	14,600 SF
RENT:	\$12.00 PSF - NNN
OFFICE BLDG SF:	6,100 SF
REPAIR BAY SF:	3,500 SF
DETACHED WAREHOUSE SF:	5,000 SF
STORAGE YARD:	2.50 ACRES

EXECUTIVE SUMMARY

This ±14,600 SF industrial property offers a versatile combination of office, warehouse, and outdoor storage space. The site includes a 6,100 SF office building, a 3,500 SF repair bay building with three 14' x 12' pull-through bays, and a 5,000 SF detached warehouse with one 12' x 12' bay, totaling 8,500 SF of warehouse space. The property also features 2.5 acres of storage yard. Offered at \$12.00 PSF NNN, the property is located approximately 4.5 miles from I-49, providing convenient regional access while accommodating operational flexibility across three separate buildings.

360° VIRTUAL TOURS

OFFICE BLDG

REPAIR BAY BLDG

DETACHED WAREHOUSE BLDG

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AVAILABILITY



6,100 SF OFFICE BLDG



3,500 SF REPAIR BAY BLDG = 3 BAYS (14' x 12')



5,000 SF DETACHED WAREHOUSE BLDG = 1 BAY (12' x 12')



2.50 ACRES OF STORAGE YARD

±2.50 ACRES OF STORAGE YARD



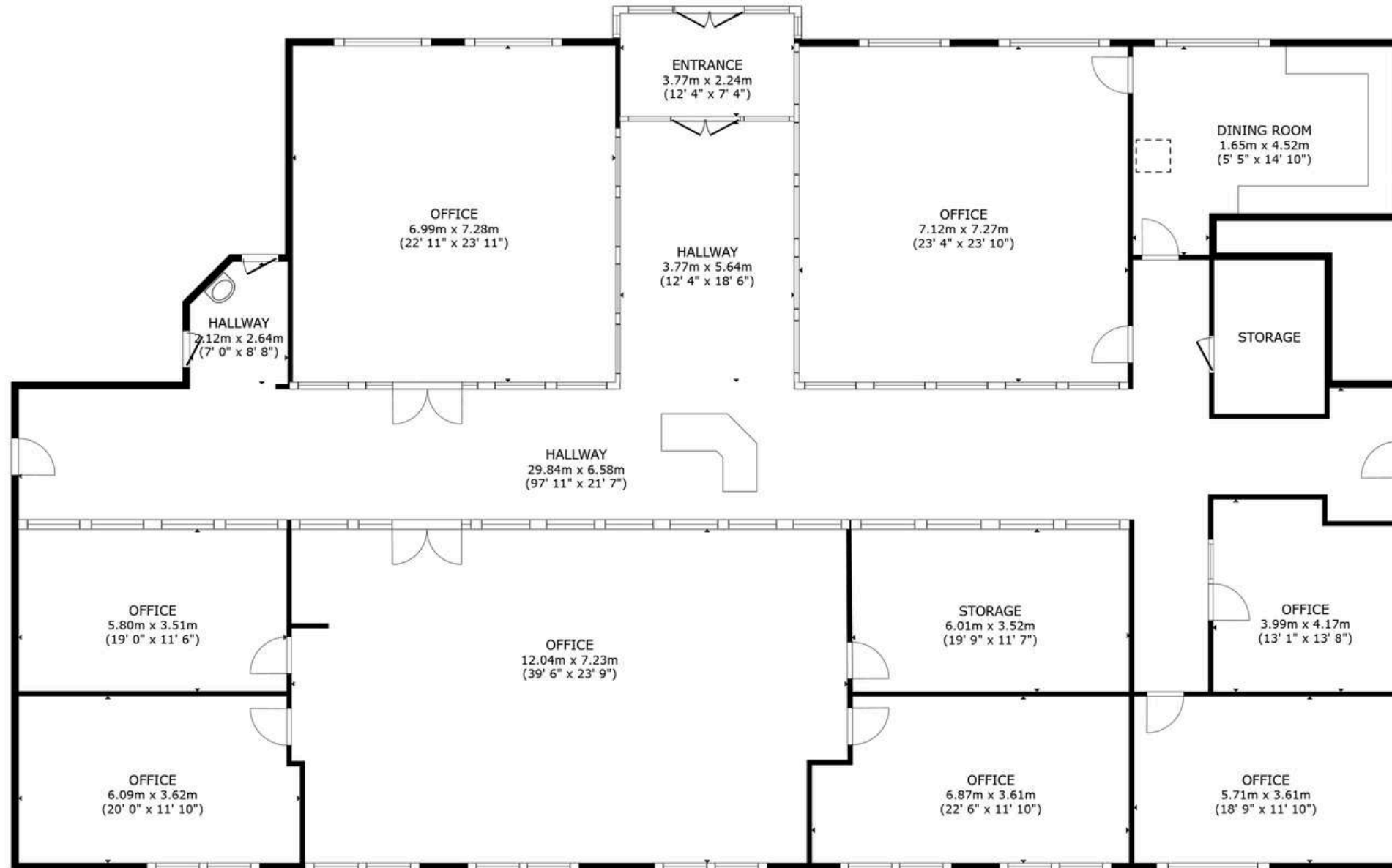
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OFFICE FLOOR PLAN



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OFFICE INTERIOR PHOTOS



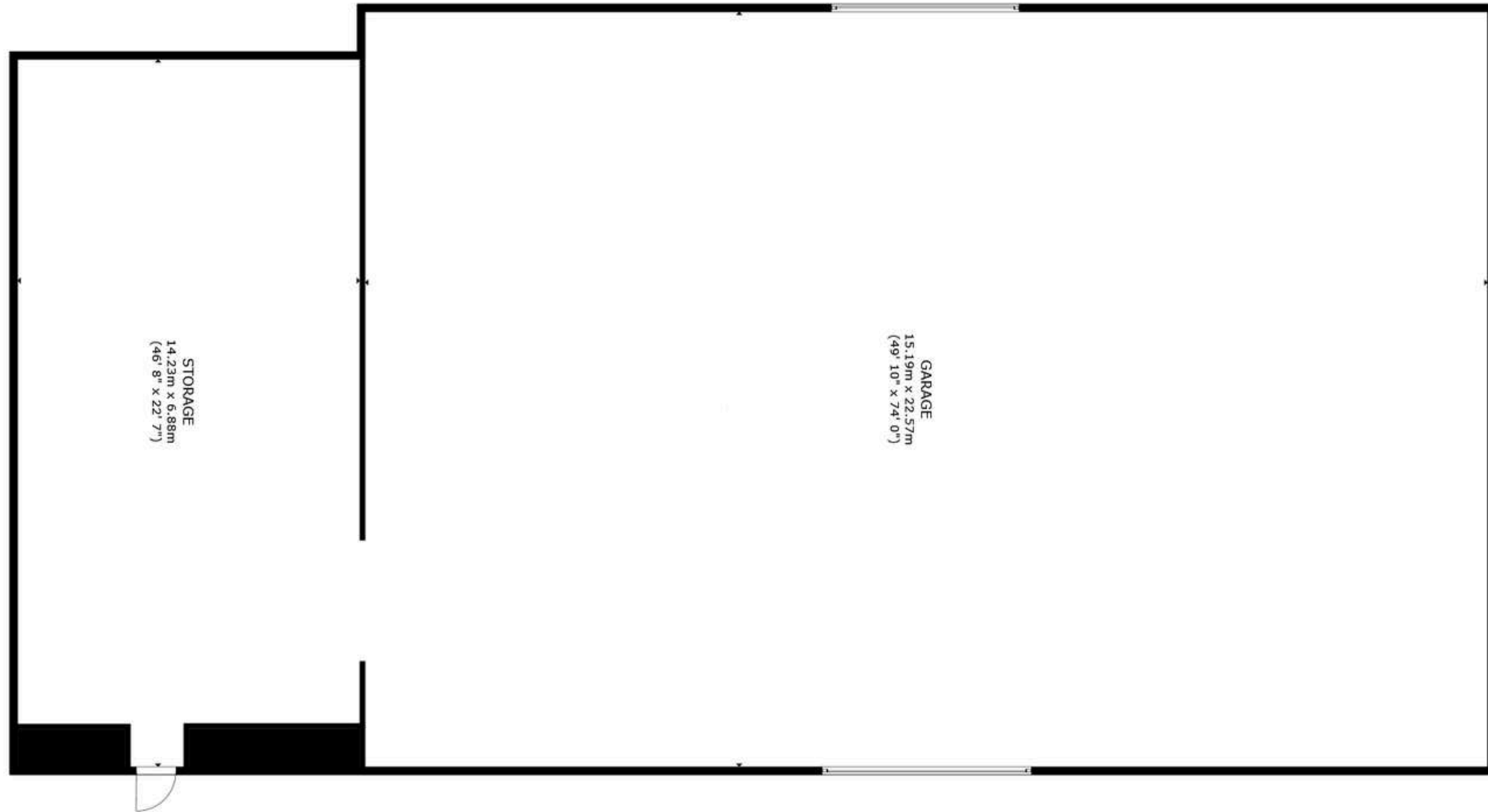
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DETACHED WAREHOUSE FLOOR PLAN



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DEATTACHED WAREHOUSE INTERIOR PHOTOS



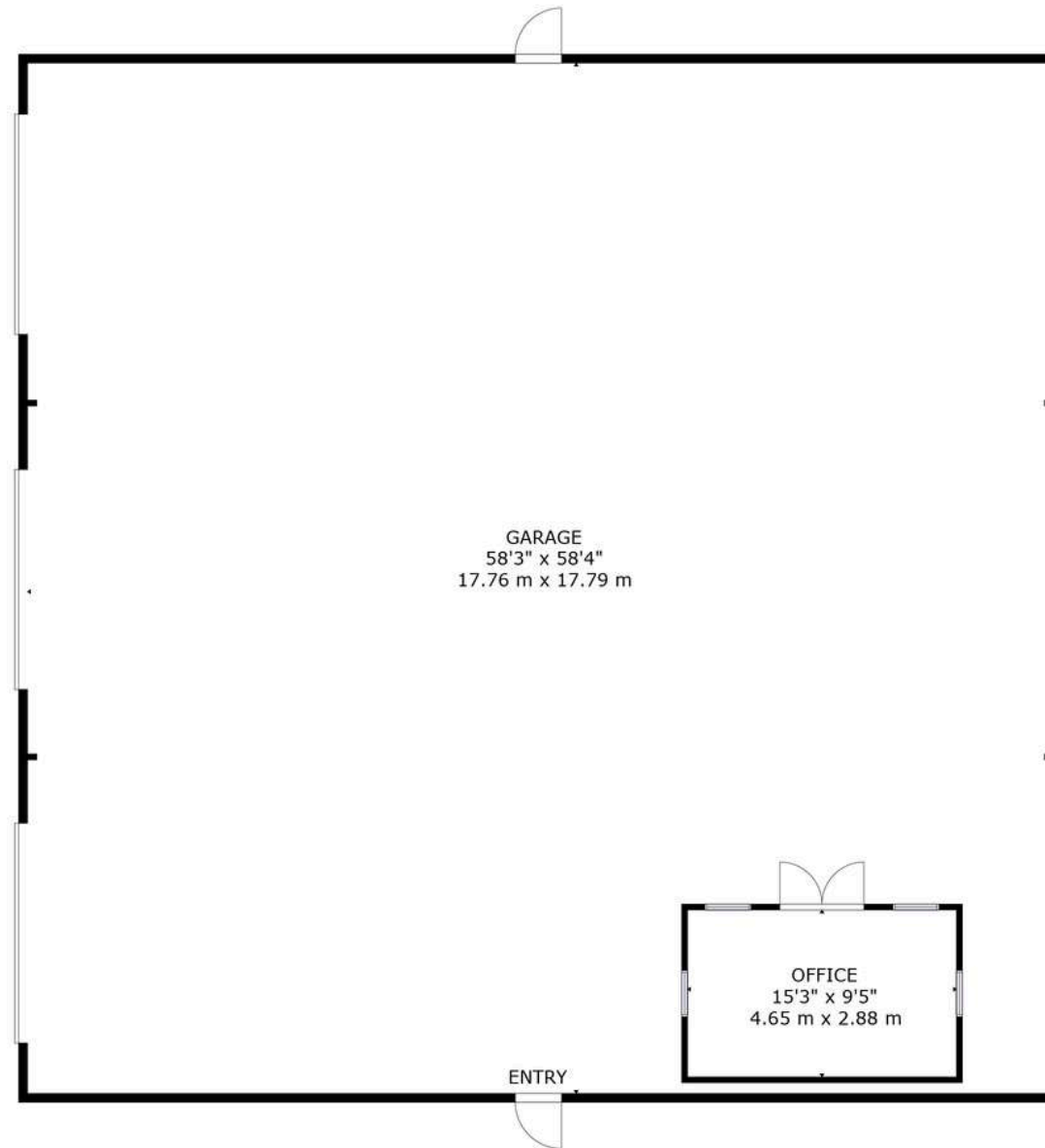
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REPAIR BAY FLOOR PLAN



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REPAIR BAY INTERIOR PHOTOS



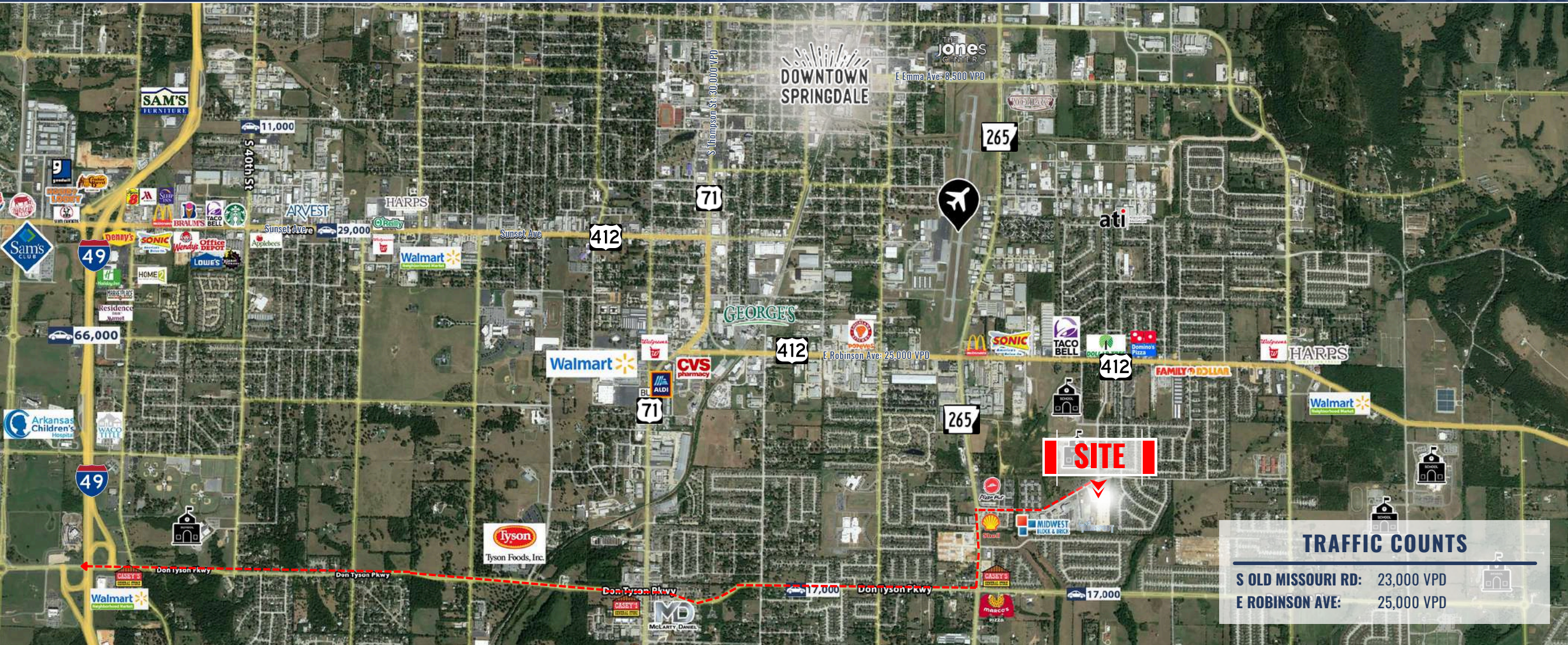
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AERIAL VIEW



TRAFFIC COUNTS	
S OLD MISSOURI RD:	23,000 VPD
E ROBINSON AVE:	25,000 VPD

INTERSTATE-49

4.5 MILES 12 MIN

HWY 71B

2.3 MILES 7 MIN

HWY 412

1.2 MILES 4 MIN

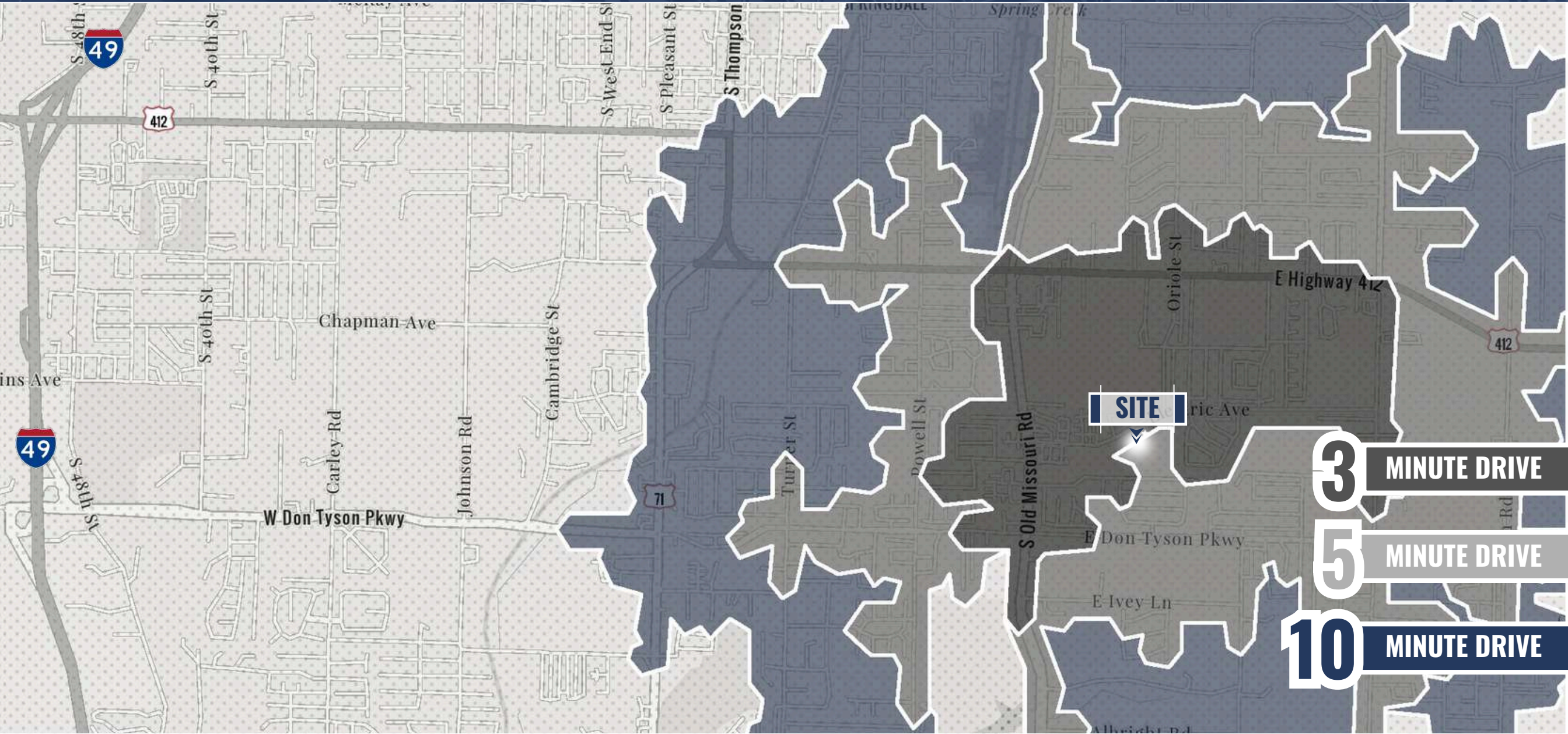
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DRIVE-TIME MAP



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CONTACT US



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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond. With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.

