



FOR LEASE

Asking Price:

**\$13.50 PSF
NNN**

Square Footage:

6,000 SF

Contact us:

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Accelerating success.

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1116 Wagon Wheel Rd

Springdale, Arkansas

This 6,000-square-foot industrial warehouse sits on 1.29 acres and offers a highly functional setup for warehouse, distribution, or contractor users. With multiple loading options, 15' clear height, approximately 315 square feet of office space, and ± 0.5 acres of yard space included in the rental rate, the property provides both operational efficiency and valuable outdoor storage in a convenient Springdale location.

Property Highlights:

- 6,000 SF warehouse on 1.29 acres
- Two 10' dock-high doors, one 10' drive-in door, and one 14' drive-in door
- 15' clear height for efficient racking and storage
- ± 315 SF of office space (two offices and one restroom; offices not accessible from exterior)
- Potential ± 0.5 acres of yard space

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

PROPERTY PHOTOS



Leased Premises

**Potential for .5
acres of outdoor
storage**



Industrial Map



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	1,306	33,304	103,780
Projected Population (2030)	1,414	35,810	112,561
Average HH Income (2025)	\$172,160	\$126,713	\$123,558
Households (2025)	471	10,933	35,571

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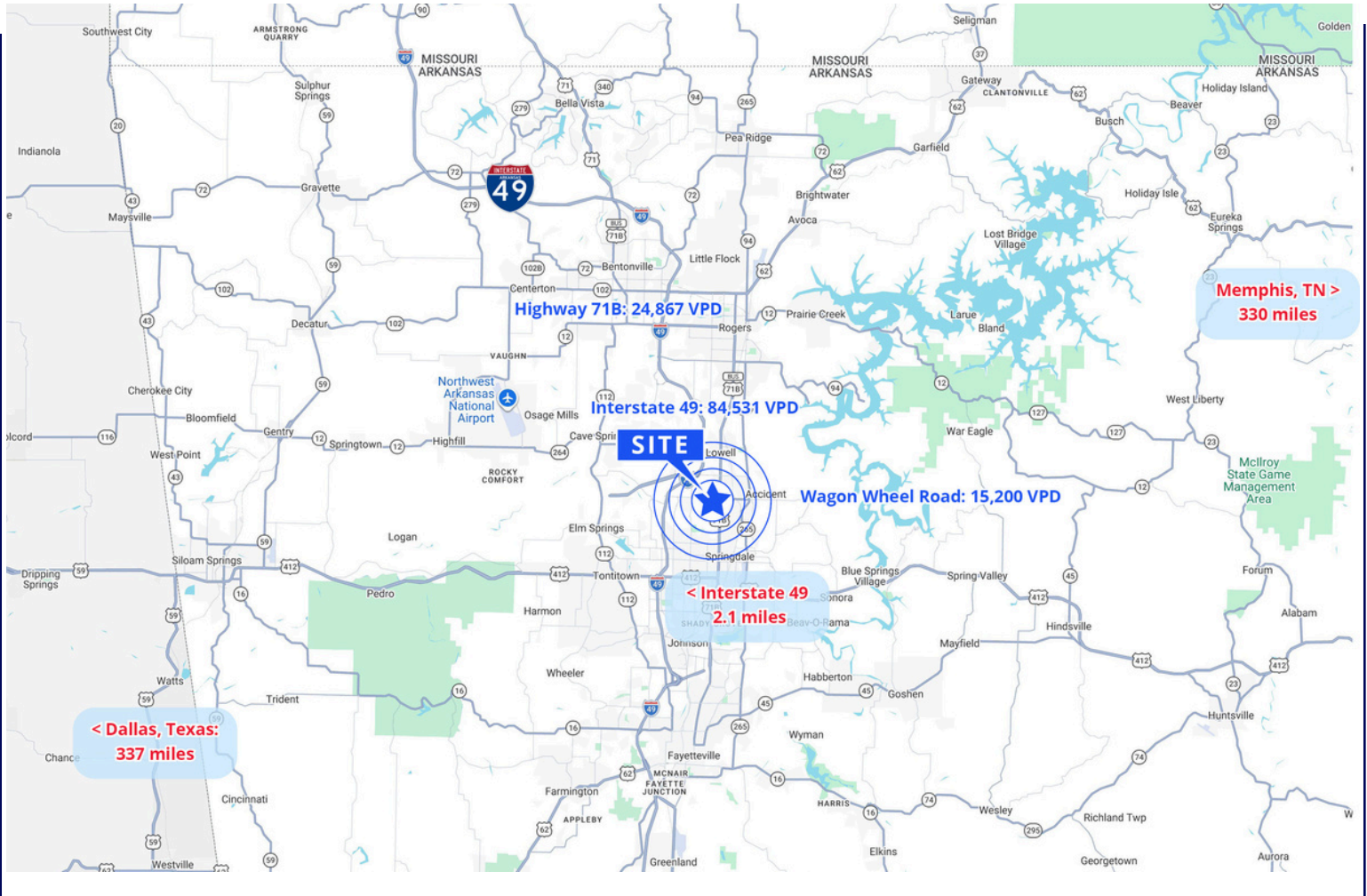


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LOCATION

City Map



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