

# 16,000 SF INDUSTRIAL BUILDING FOR SALE AND LEASE

2759 S ARMSTRONG AVE, FAYETTEVILLE, AR

POTENTIAL  
YARD SPACE



**PALMER HAYS**, SIOR MEMBER ASSOCIATE  
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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM



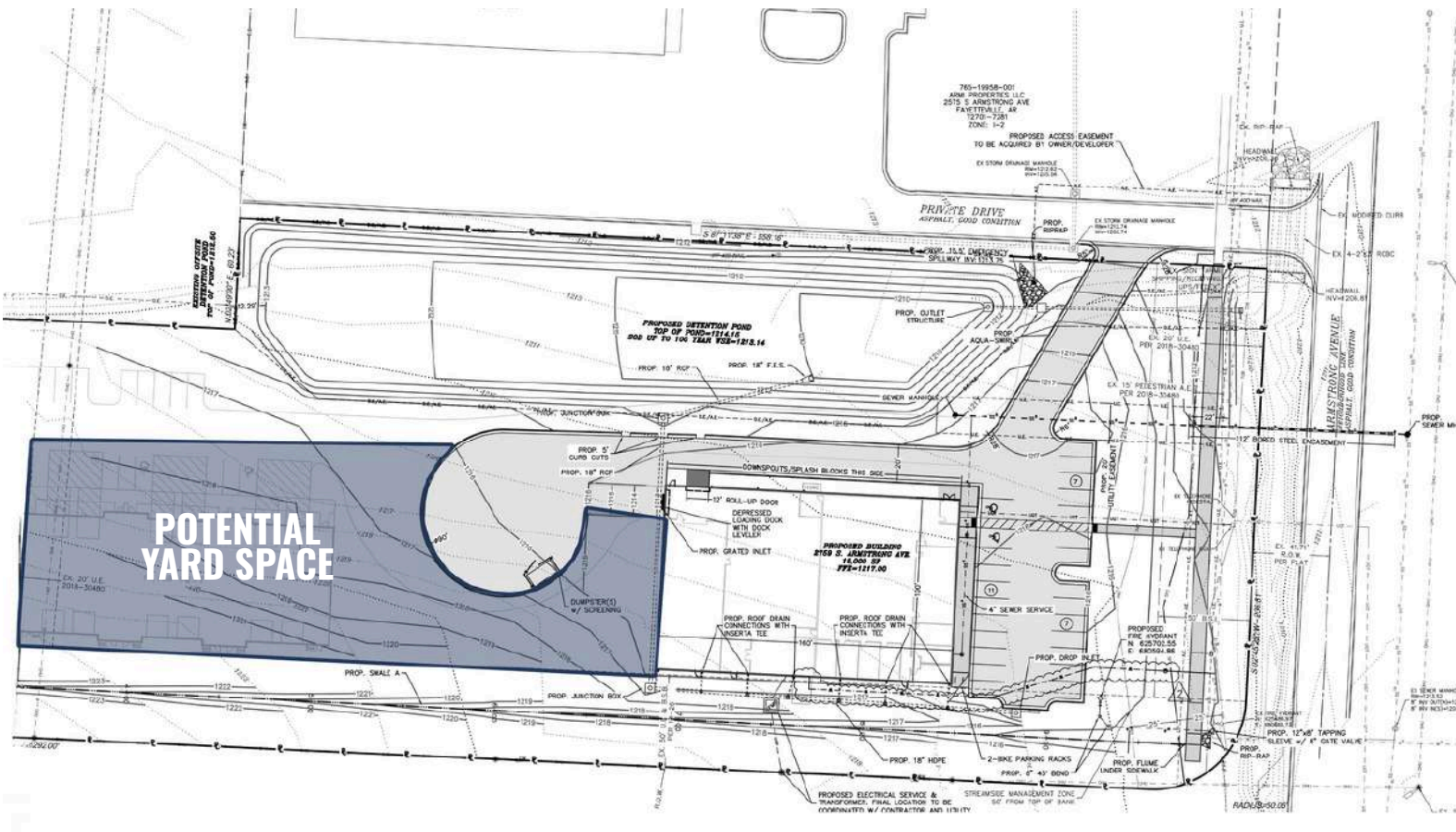
SITE OVERVIEW

AVAILABLE:	16,000 SF   ±4.16 AC
ASKING RENT:	\$14.00 PSF, NNN
SALE PRICE:	\$3,200,000
EAVE HEIGHT:	20'
PEAK HEIGHT:	32'
BAY DEVEL DOOR:	1
DOCK DOOR:	1
BLDG DIMENSIONS:	160' x 100'
PARKING SPACES:	25
POWER:	1,200 AMP   3 PHASE

PROPERTY HIGHLIGHTS

LOCATED JUST 4.5 MILES FROM I-49, THIS ±16,000 SF INDUSTRIAL FACILITY OFFERS EXCELLENT ACCESS AND FUNCTIONALITY FOR A WIDE RANGE OF USERS. THE BUILDING FEATURES ONE DOCK-HIGH DOOR, ONE GRADE-LEVEL DOOR, 1,200 AMP'S OF 3-PHASE POWER AVAILABLE ON SITE, AND 25 ON-SITE PARKING SPACES. OFFICE BUILDOUT IMPROVEMENTS ARE NEGOTIABLE THROUGH A TENANT IMPROVEMENT ALLOWANCE.

1200 AMP'S OF 3-PHASE – INDUSTRIAL ZONING – 32' PEAK HEIGHTS



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2759 S ARMSTRONG AVE, FAYETTEVILLE, AR 72701

AERIAL VIEW



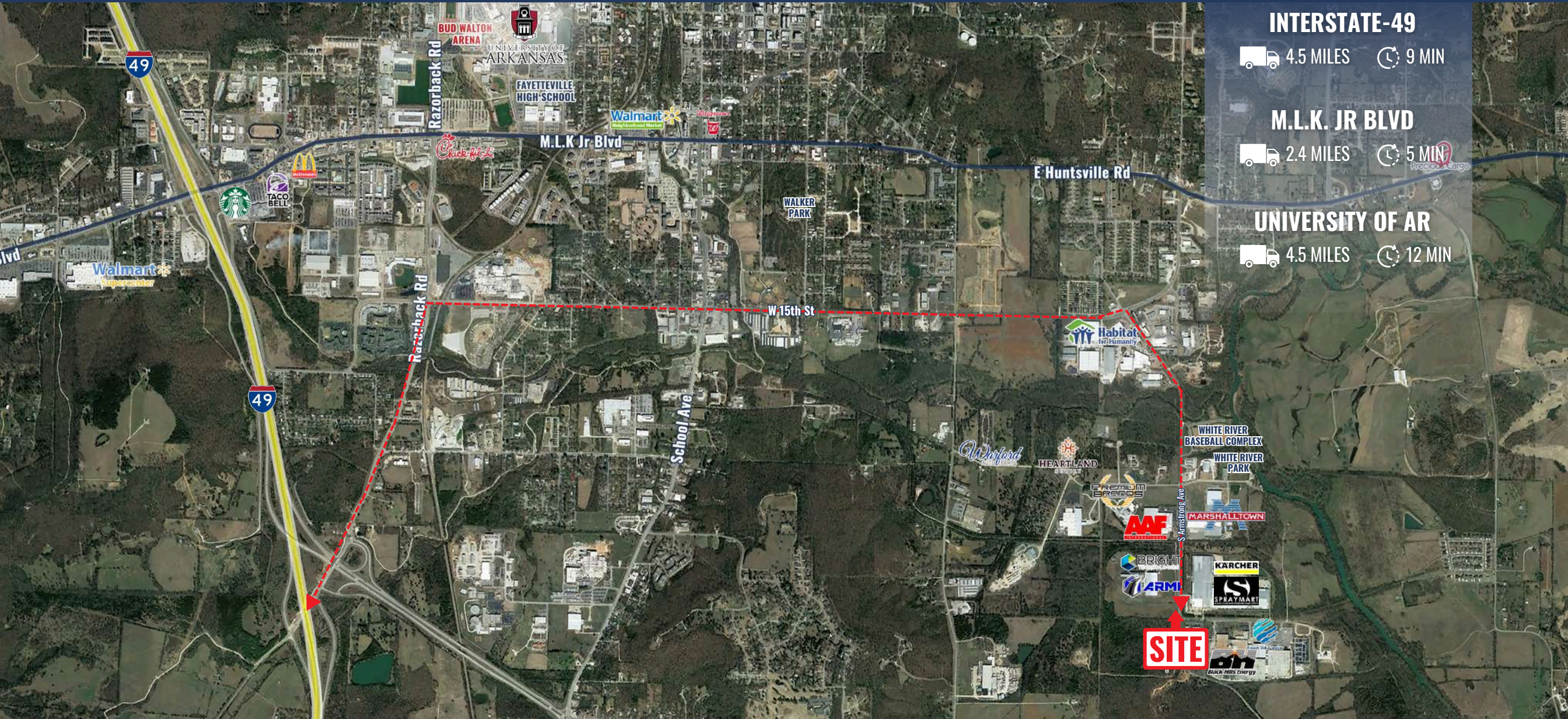






2759 S ARMSTRONG AVE, FAYETTEVILLE, AR 72701

AERIAL MAP VIEW



INTERSTATE-49

4.5 MILES 9 MIN

M.L.K. JR BLVD

2.4 MILES 5 MIN

UNIVERSITY OF AR

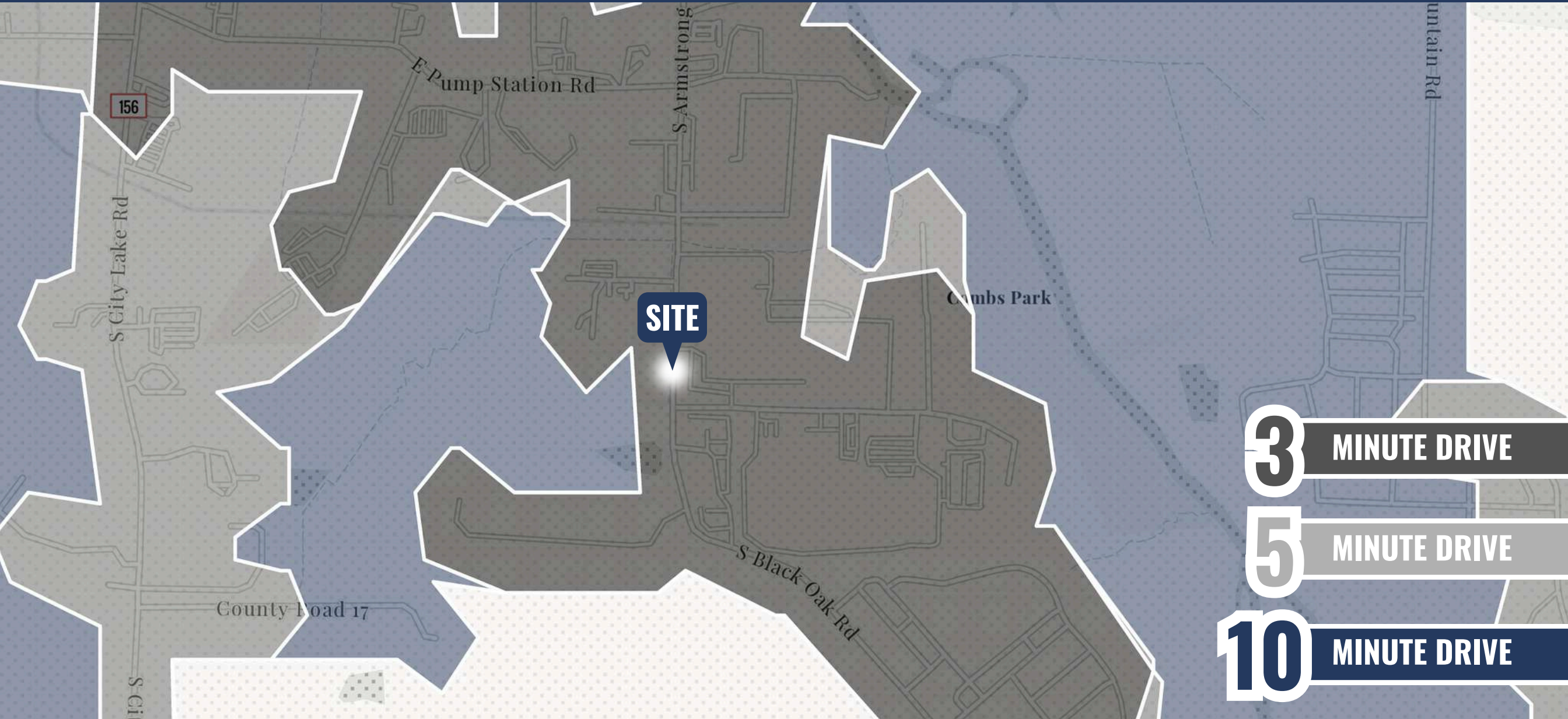
4.5 MILES 12 MIN



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**3** MINUTE DRIVE

**5** MINUTE DRIVE

**10** MINUTE DRIVE





# FOCUS

## COMMERCIAL REAL ESTATE

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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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