

# WAREHOUSE + STORAGE YARD FOR LEASE

1457A E ROBINSON AVE, SPRINGDALE, AR



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### LEASE OVERVIEW

TOTAL BUILDING SF:	14,880 SF
BUILDING & YARD RENT:	<b>\$12.00 PSF   NNN</b>
GRADE LEVEL DOORS:	14
LAYDOWN YARD:	±1.85 ACRES
WALL HEIGHT:	19'
PEAK HEIGHT:	24'
PARKING:	20 — 25
OFFICE SF:	±1,200 SF

### PROPERTY HIGHLIGHTS

LOCATED ON HIGHWAY 412 LESS THAN FIVE MILES FROM INTERSTATE-49, THIS ±14,880 SF WAREHOUSE INCLUDES ±1,200 SF OF OFFICE SPACE, 14 GRADE-LEVEL DOORS, 19' WALL HEIGHT, 24' PEAK HEIGHT, AND 20–25 PARKING SPACES. THE PROPERTY ALSO OFFERS 1.85 ACRES OF YARD SPACE AVAILABLE FOR LEASE, ALONG WITH COMPRESSED AIR LINES THROUGHOUT THE FACILITY.

### VIRTUAL TOUR





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AERIAL VIEW



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INTERIOR WAREHOUSE PHOTOS



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SITE PHOTO



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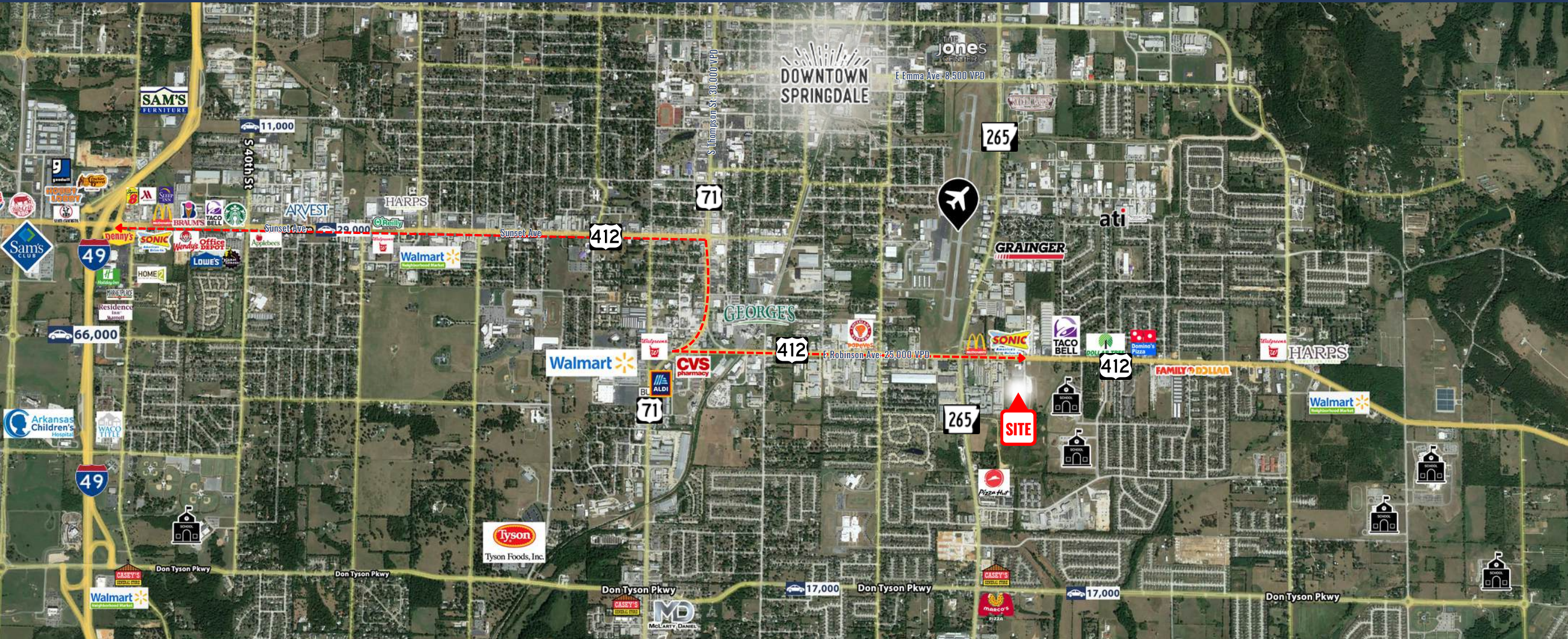
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AERIAL MAP VIEW



INTERSTATE-49

4.5 MILES

11 MIN

HWY 71B

1.6 MILES

6 MIN

HWY 412

0.1 MILES

0 MIN



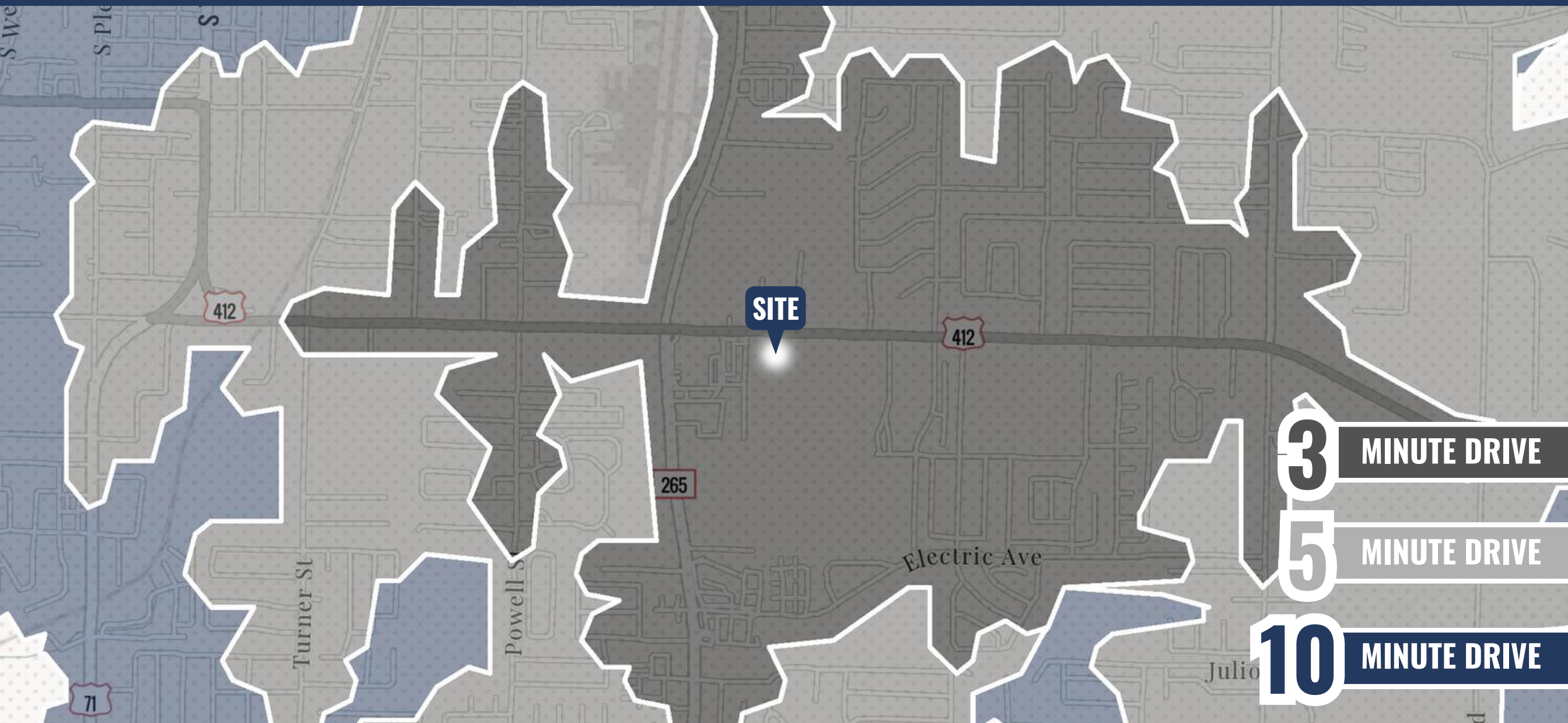
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DRIVE TIME MAP



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# FOCUS

## COMMERCIAL REAL ESTATE

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

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