

WAREHOUSE SPACE FOR LEASE

1712 W ACORN DR, ROGERS, AR 72756



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5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

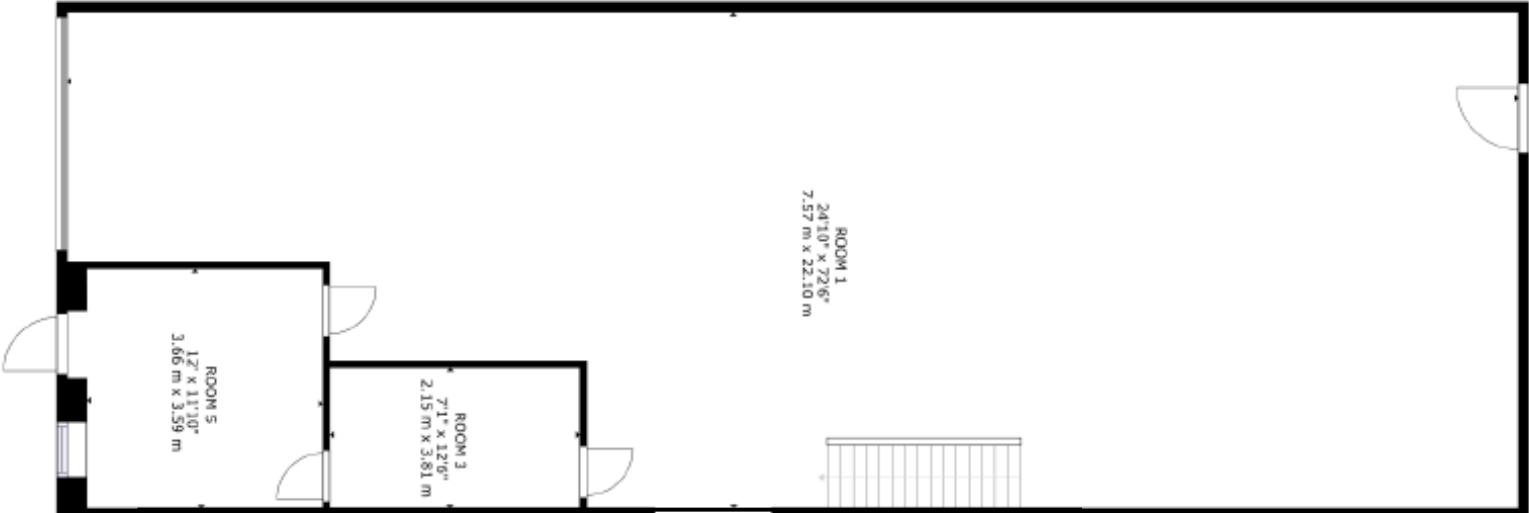
SITE OVERVIEW

AVAILABLE:	1,824
ASKING RENT:	\$12.00 PSF NNN
GRADE LEVEL DOOR:	1 (10 x 10)
MIN WALL HEIGHT:	13' 10"
MAX PEAK HEIGHT:	18' 6"
POWER CAPACITY:	225 AMP SINGLE-PHASE
TOTAL OFFICE SF:	461 SF

SITE HIGHLIGHTS

LOCATED JUST 2 MILES FROM INTERSTATE 49, THIS FLEX SPACE IS LOCATED DIRECTLY OFF OF DIXIELAND RD. AVAILABLE FOR LEASE AT **\$12.00 PSF NNN**, THE PROPERTY FEATURES OFFICE SPACE, ONE BATHROOM, AND ONE GRADE-LEVEL DOOR.

VIRTUAL TOUR



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SITE PHOTO



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AERIAL VIEW



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AERIAL VIEW



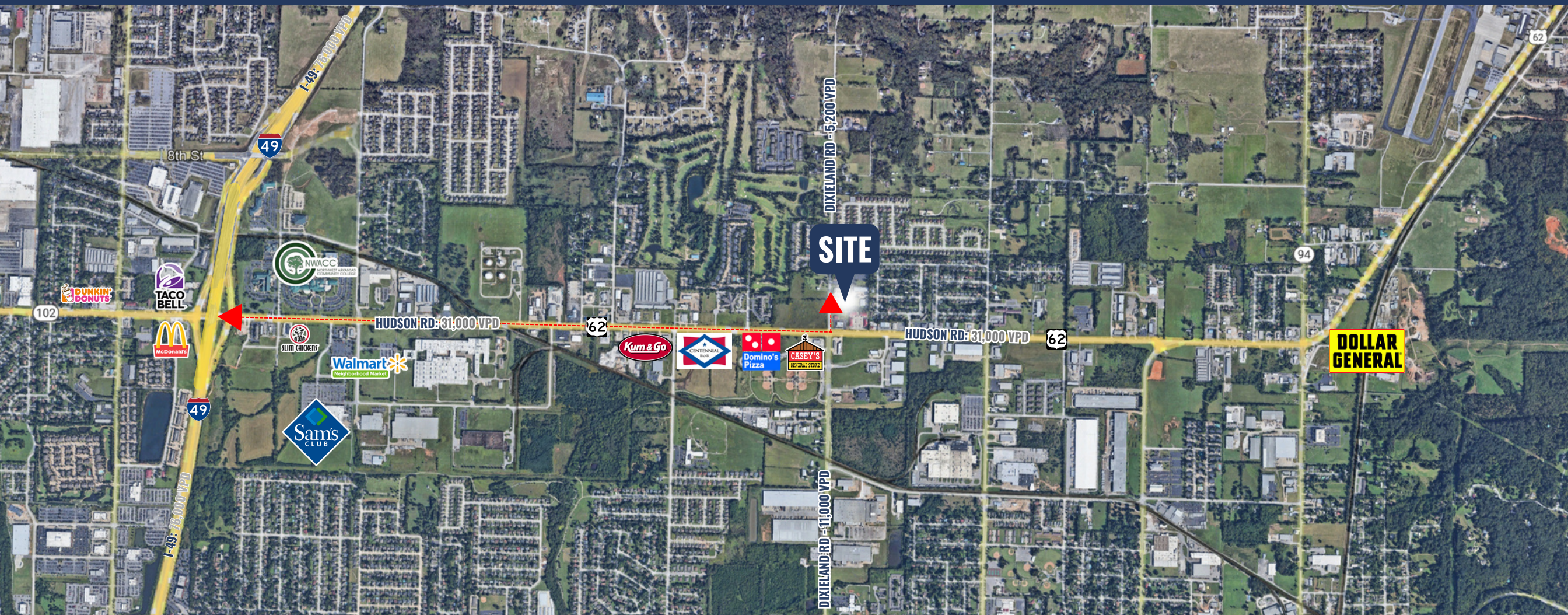
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SITE PHOTO



INTERSTATE-49
🚛 2.2 MILES ⌚ 6 MIN

WALMART HOME OFFICE
🚛 4.0 MILES ⌚ 10 MIN

J.B. HUNT
🚛 11.2 MILES ⌚ 18 MIN

HWY 71B
🚛 1.8 MILES ⌚ 5 MIN



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DRIVE TIME MAP



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FOCUS

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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