



FOR LEASE

Asking Price:

**\$13.00 PSF
NNN**

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1207 ESI Drive Springdale, Arkansas

Property Features

- Building Size: ±11,808 SF
- Zoning: I-2 (Industrial)
- Grade-Level Doors: Two
- Dock-High Doors: Two
- Clear Height: 19' 5"
- Approximately 1800 SF of second-generation office space

1207 ESI Drive is a ±11,808 SF freestanding industrial facility zoned I-2, offering flexible loading with two dock-high and two drive-in doors. Located less than five miles from I-49 and directly across from Springdale Municipal Airport, the site provides excellent regional access. Its standalone configuration, heavy industrial zoning, and proximity to Northwest Arkansas make it well-suited for manufacturing, distribution, and service-oriented operations.

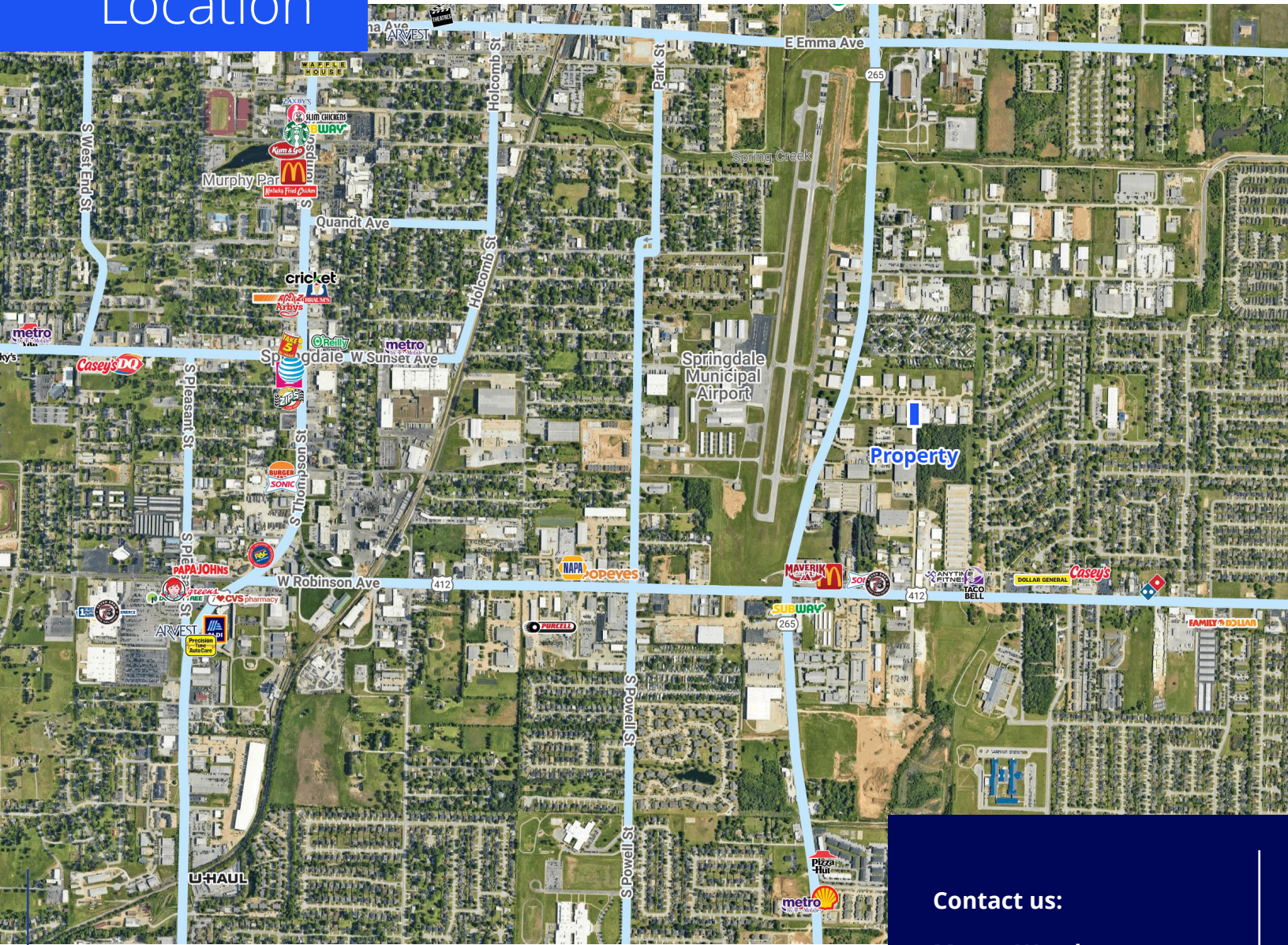
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Property Photos



Location



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Accelerating success.

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Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	14,242	64,219	107,798
Projected Population (2030)	14,955	67,743	113,981
Average HH Income (2025)	\$76,414	\$85,647	\$100,600
Proj. Average HH Income (2030)	\$86,263	\$96,459	\$121,211
Households (2025)	4,348	20,347	37,558

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