

FLEX WAREHOUSE FOR LEASE

2501 SE Otis Corley Dr | Bentonville, AR



**KELLEY COMMERCIAL
PARTNERS**

MATT STROM, CCIM

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AVAILABLE

±30,000 SF Total
10,000 SF finished office space
20,000 SF warehouse space

PRICE

\$16.00 | NNN

HIGHLIGHTS

- Available November 1st, 2026
- Rare flex warehouse available in Bentonville
- The entire building is air conditioned
- Multiple loading docks
- Drive-in door
- Significant parking field
- Ideal location for vendors since it's near the new Walmart Home Office and Sam's Club Headquarters

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	5,816	58,292	133,778	251,833
AVERAGE HH INCOME	\$86,436	\$124,926	\$139,361	\$138,358
TOTAL HH	2,699	24,068	51,884	94,827

TRAFFIC COUNTS

SE 28th St - 16,228 VPD
SE J St - 16,526 VPD

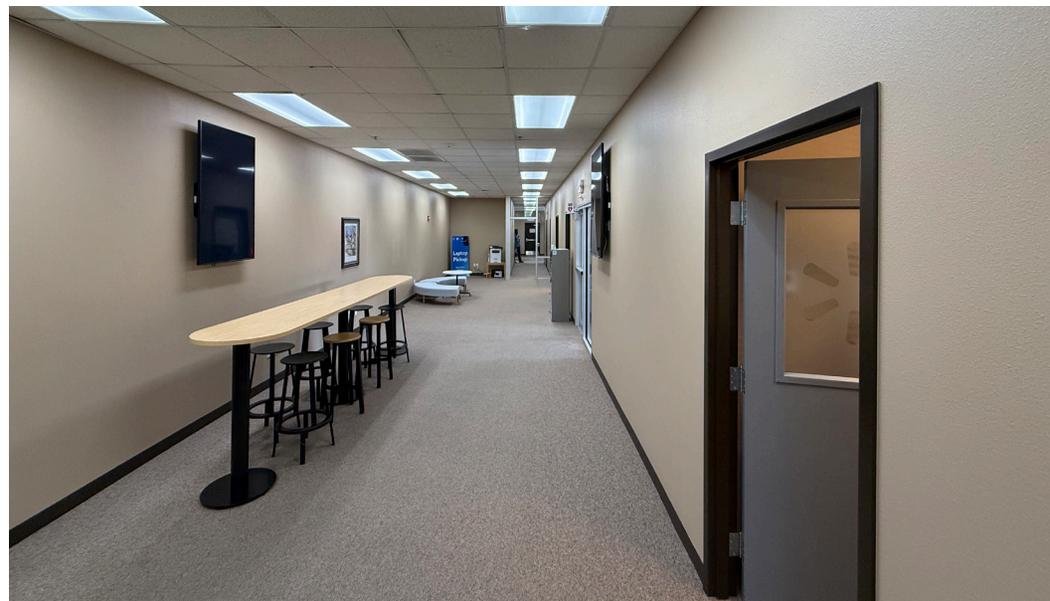
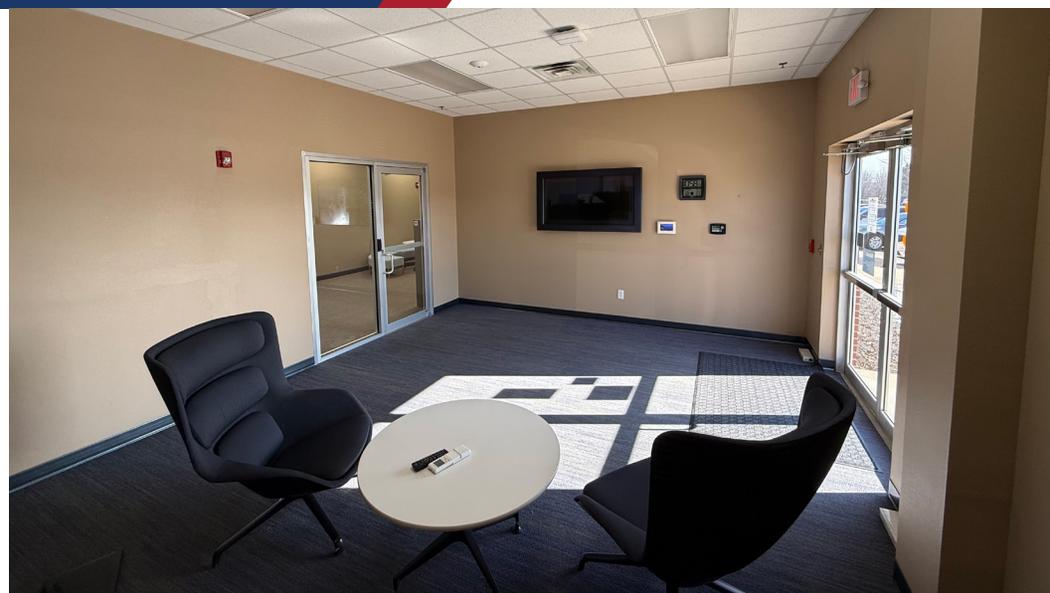
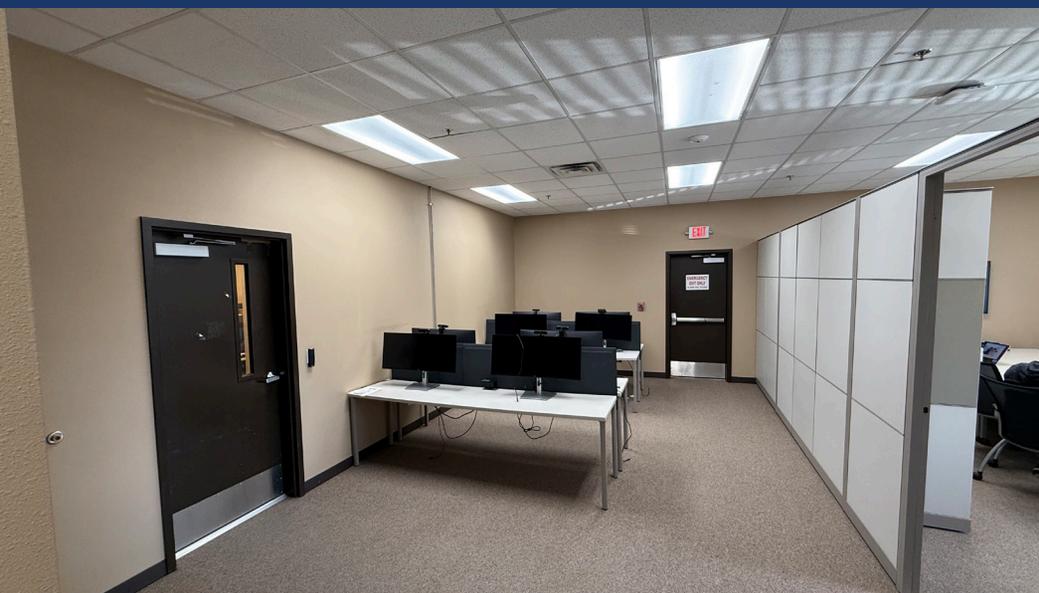


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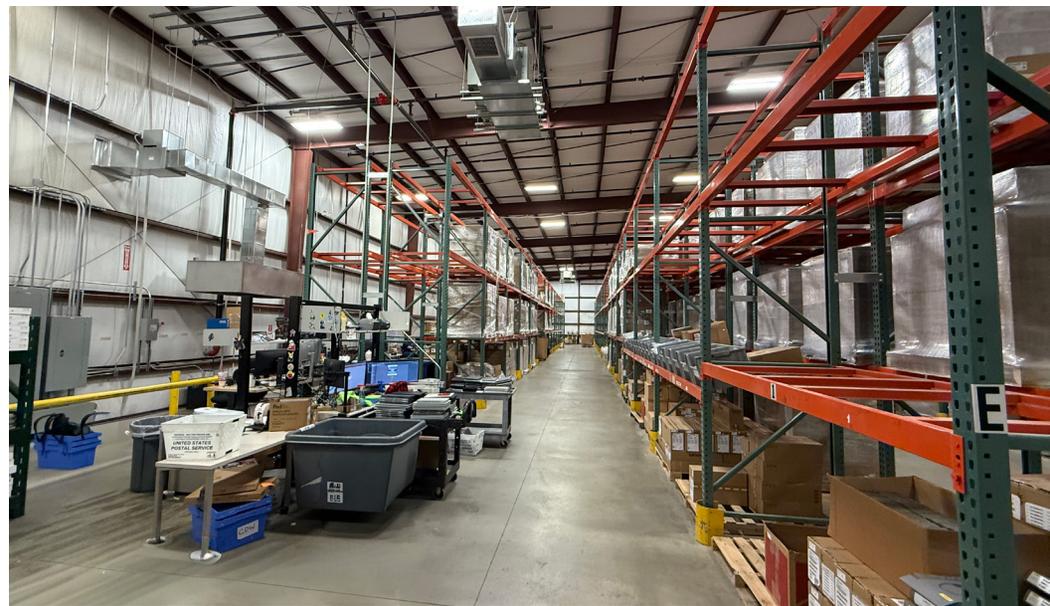
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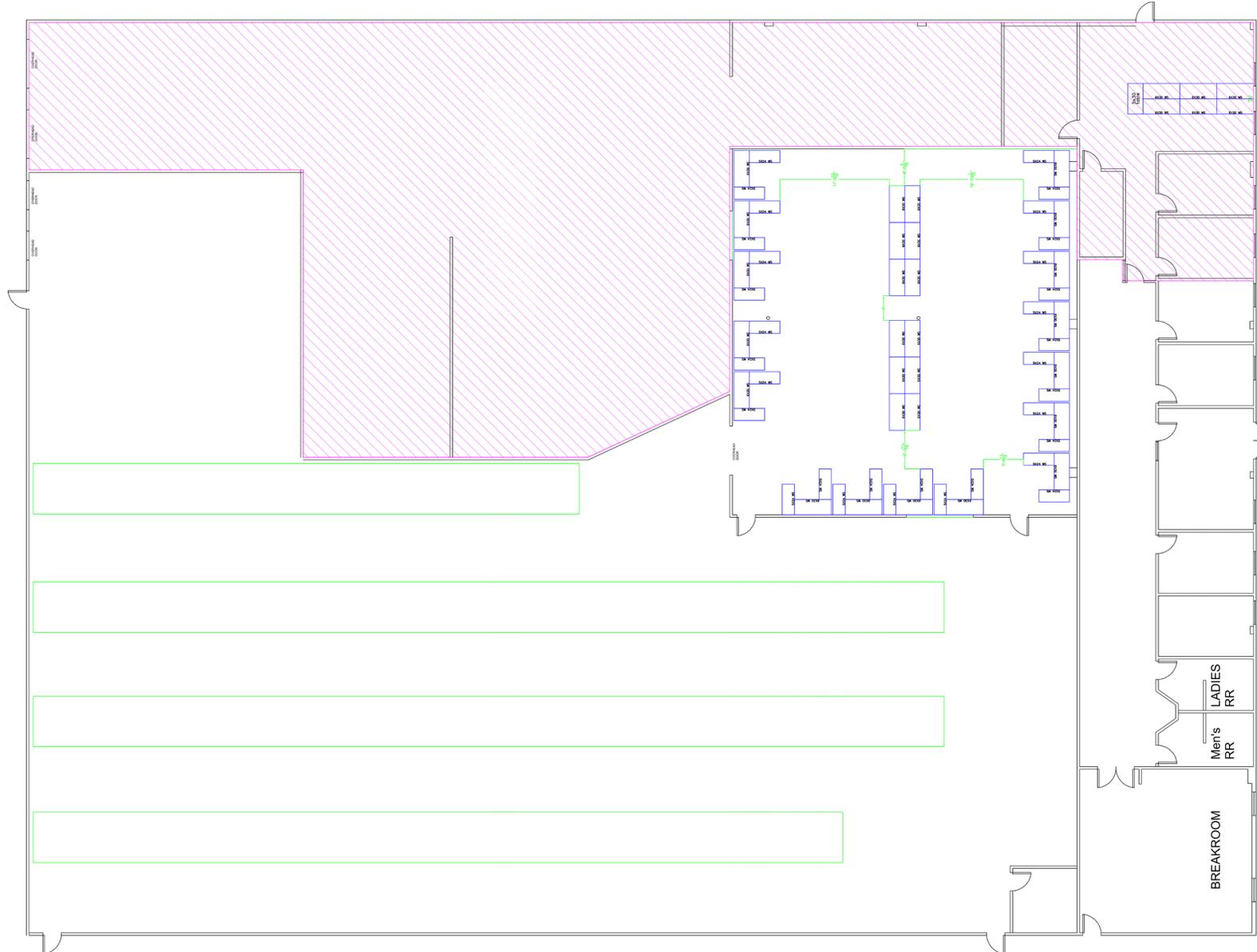


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Front Entrance



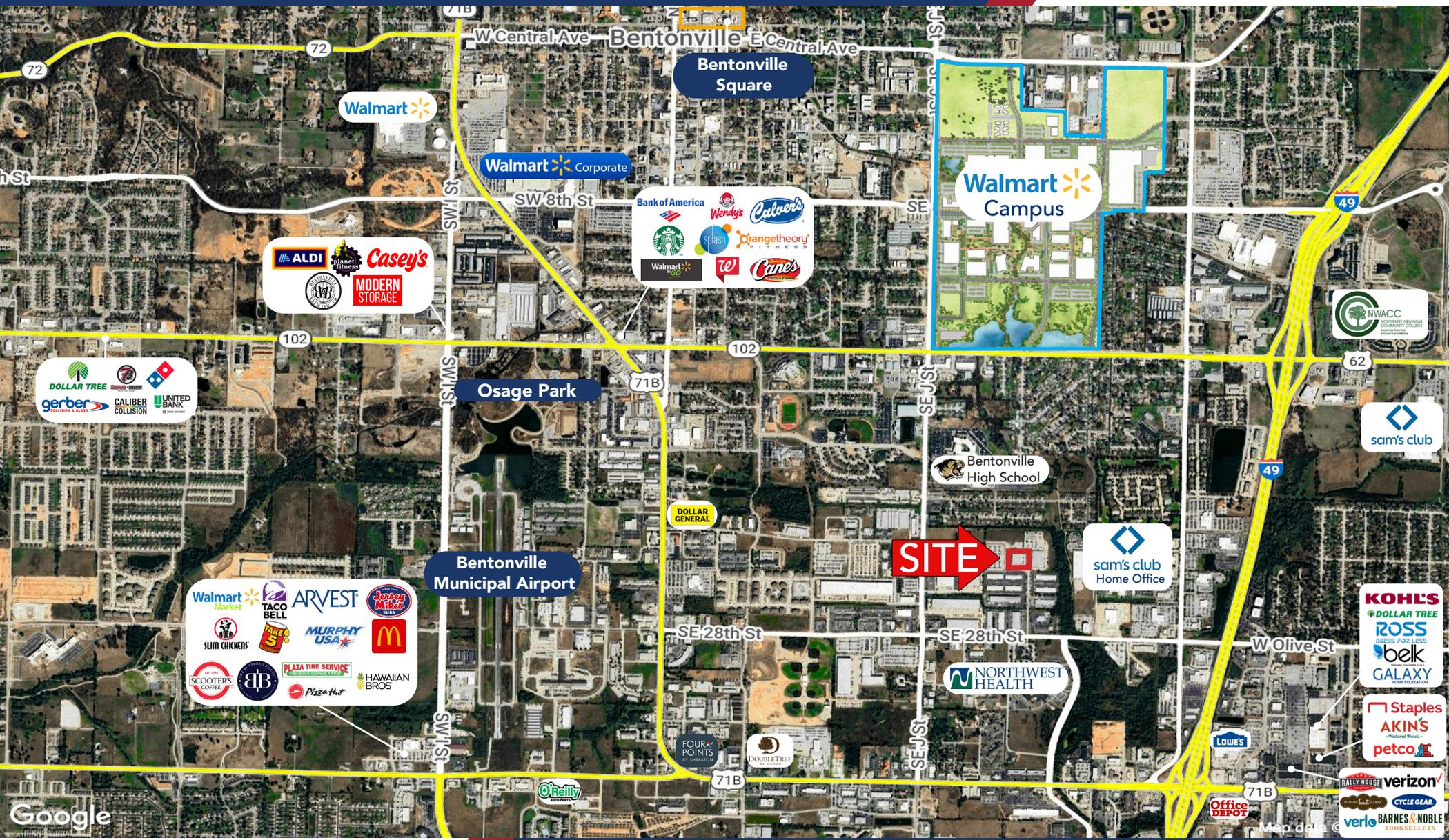
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ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



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