

# SHOWROOM / WAREHOUSE FOR LEASE

2028 N SHILOH DR, FAYETTEVILLE, AR

SITE

±0.16 ACRES  
POTENTIAL YARD  
SPACE



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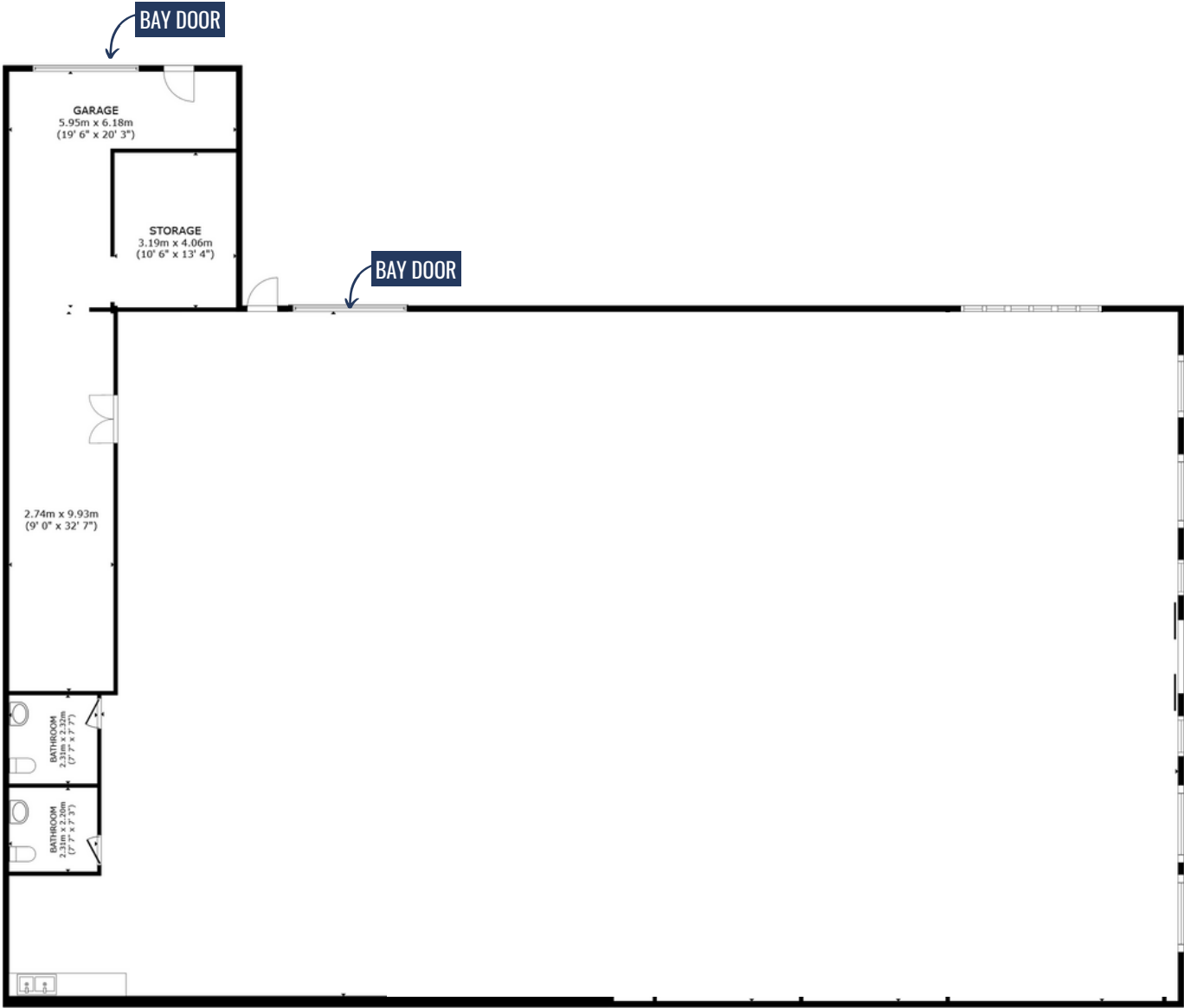
LEASE OVERVIEW

|                  |                         |
|------------------|-------------------------|
| AVAILABLE:       | 6,400 SF                |
| ASKING RENT:     | \$15.00 PSF             |
| RENT TYPE:       | MODIFIED GROSS          |
| BAY DOORS:       | 2                       |
| MIN WALL HEIGHT: | 12' x 3"                |
| MAX PEAK HEIGHT: | 16' x 4"                |
| YARD SPACE:      | POTENTIALLY ±0.16 ACRES |
| PARKING SPACES:  | 8+ GRASS PARKING AREA   |
| POWER CAPACITY:  | THREE PHASE             |

PROPERTY HIGHLIGHTS

DIRECTLY OFF I-49 IN FAYETTEVILLE, THIS MODERN 6,400 SF SHOWROOM/WAREHOUSE SPACE IS JUST ONE MINUTE FROM THE INTERSTATE. THE PROPERTY FEATURES 2 GRADE-LEVEL DOORS, 2 RESTROOMS, A BREAKROOM, A MONUMENT SIGN AT THE BACK OF THE BUILDING, AND 0.16 ACRES OF POTENTIAL YARD SPACE.

VIRTUAL TOUR



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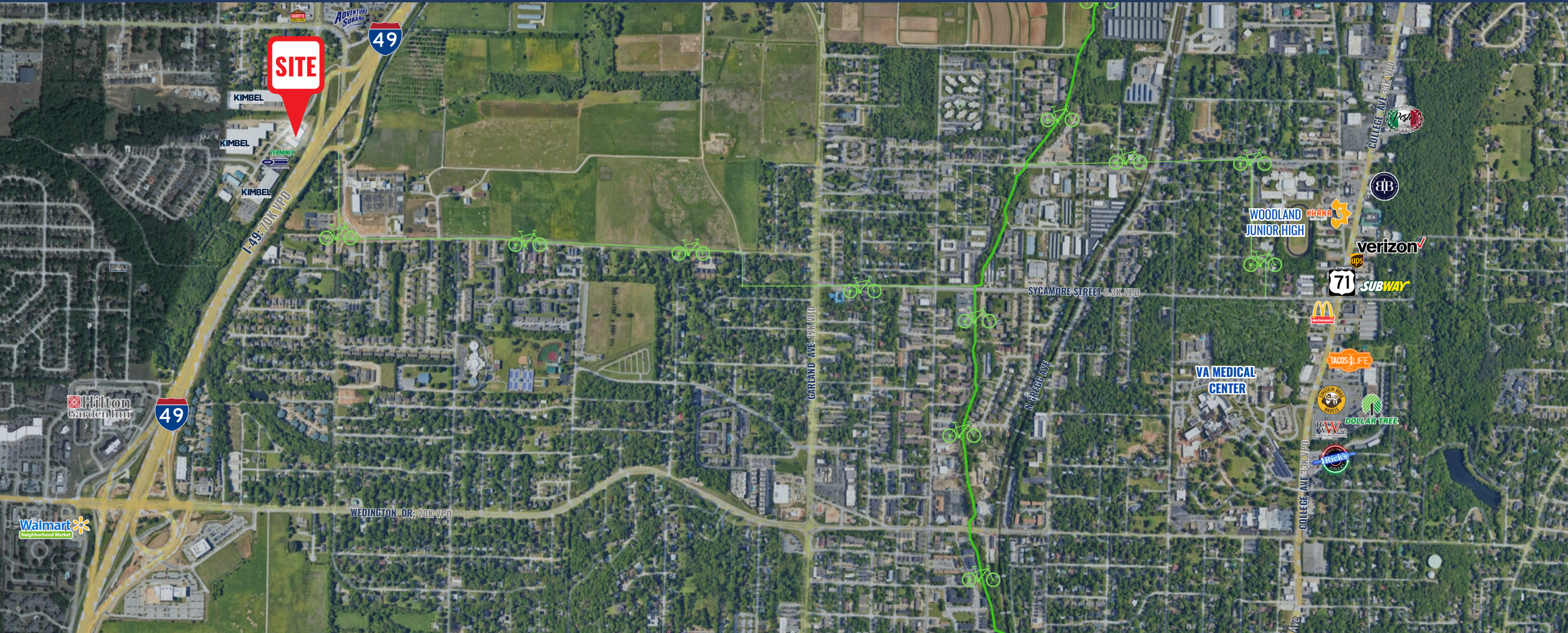






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INTERSTATE-49

1.0 MILE 1 MIN

HWY 165

1.5 MILES 3 MIN

HWY 71-B

2.8 MILES 8 MIN

HWY 112

2.6 MILES 5 MIN



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**3** MINUTE DRIVE

**5** MINUTE DRIVE

**10** MINUTE DRIVE



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## COMMERCIAL REAL ESTATE

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

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