

WAREHOUSE + STORAGE YARD FOR LEASE

1457A E ROBINSON AVE, SPRINGDALE, AR



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LEASE OVERVIEW

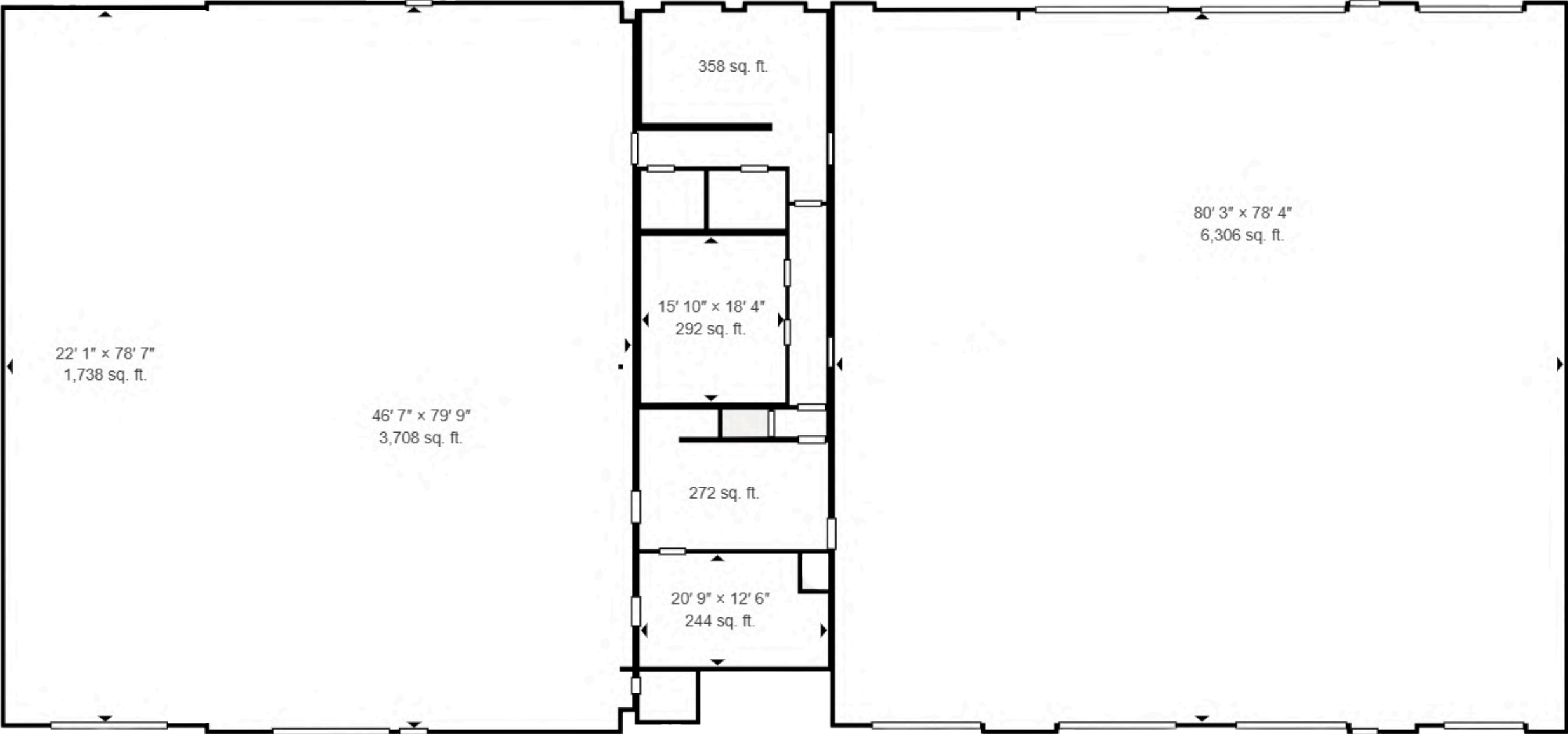
TOTAL BUILDING SF:	14,880 SF
BUILDING & YARD RENT:	\$12.00 PSF NNN
GRADE LEVEL DOORS:	14
LAYDOWN YARD:	±1.85 ACRES
WALL HEIGHT:	19'
PEAK HEIGHT:	24'
PARKING:	20 — 25
OFFICE SF:	±1,200 SF

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, AND PYLON SIGNAGE IS AVAILABLE FOR ADDITIONAL VISIBILITY.

VIRTUAL TOUR





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AERIAL VIEW



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INTERIOR WAREHOUSE PHOTOS



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PYLON SIGNAGE AVAILABLE

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SITE PHOTO



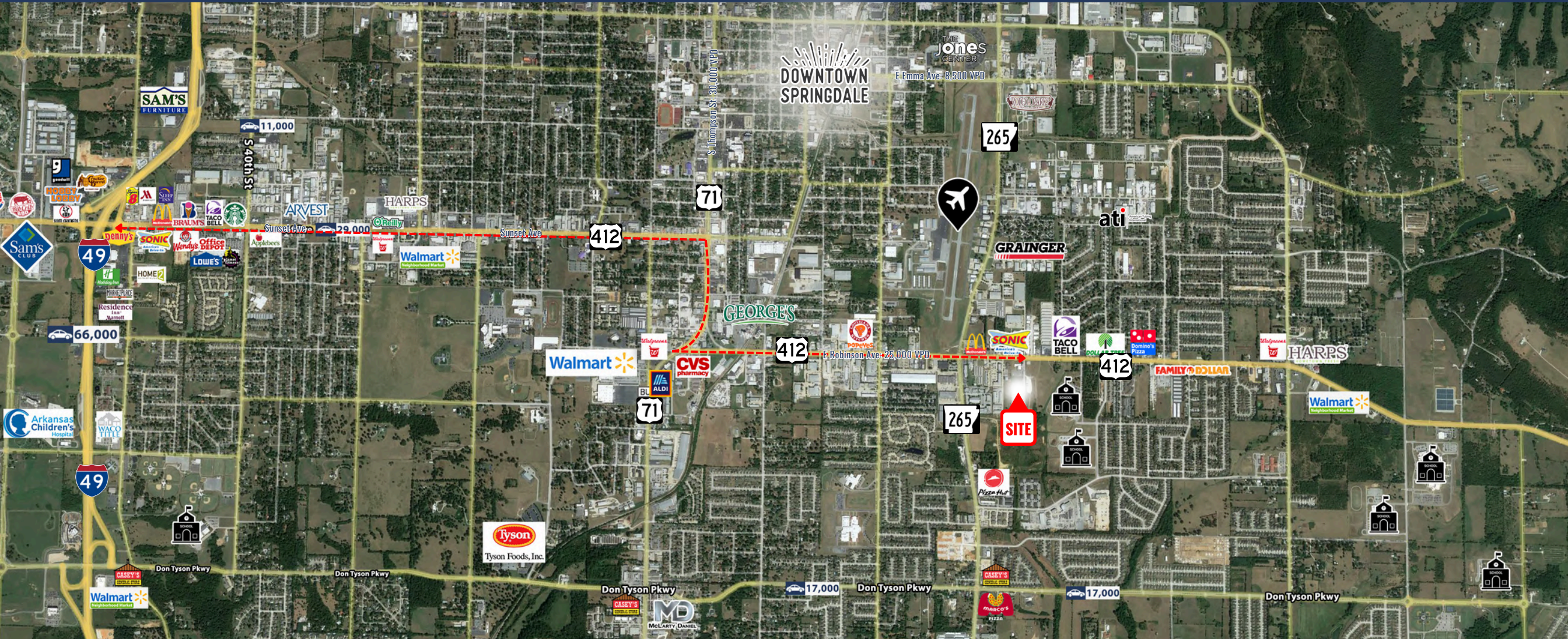
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AERIAL MAP VIEW



INTERSTATE-49

4.5 MILES 11 MIN

HWY 71B

1.6 MILES 6 MIN

HWY 412

0.1 MILES 0 MIN

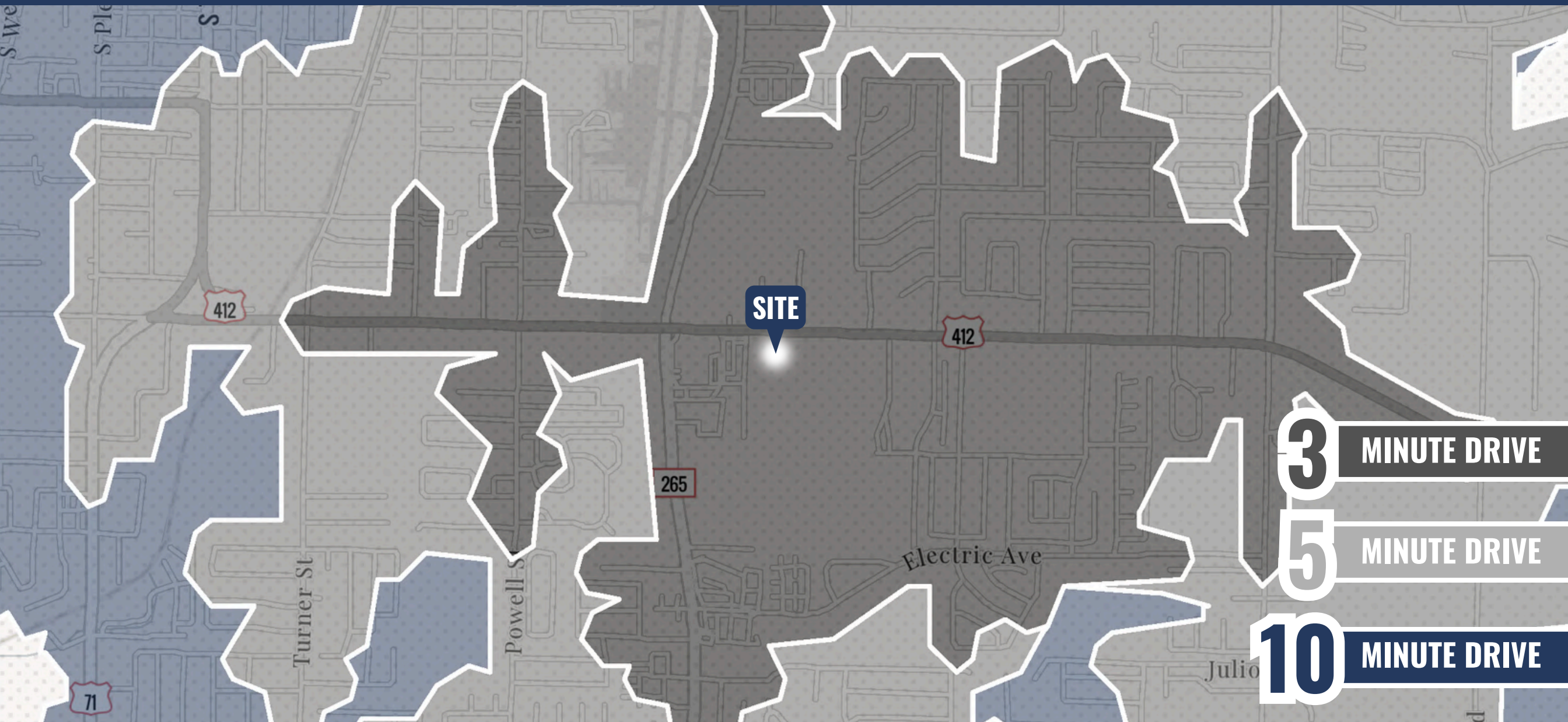


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DRIVE TIME MAP



3

MINUTE DRIVE

5

MINUTE DRIVE

10

MINUTE DRIVE



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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