

FOR LEASE OR BUILD-TO-SUIT

620 N Bloomington Street, Lowell, AR



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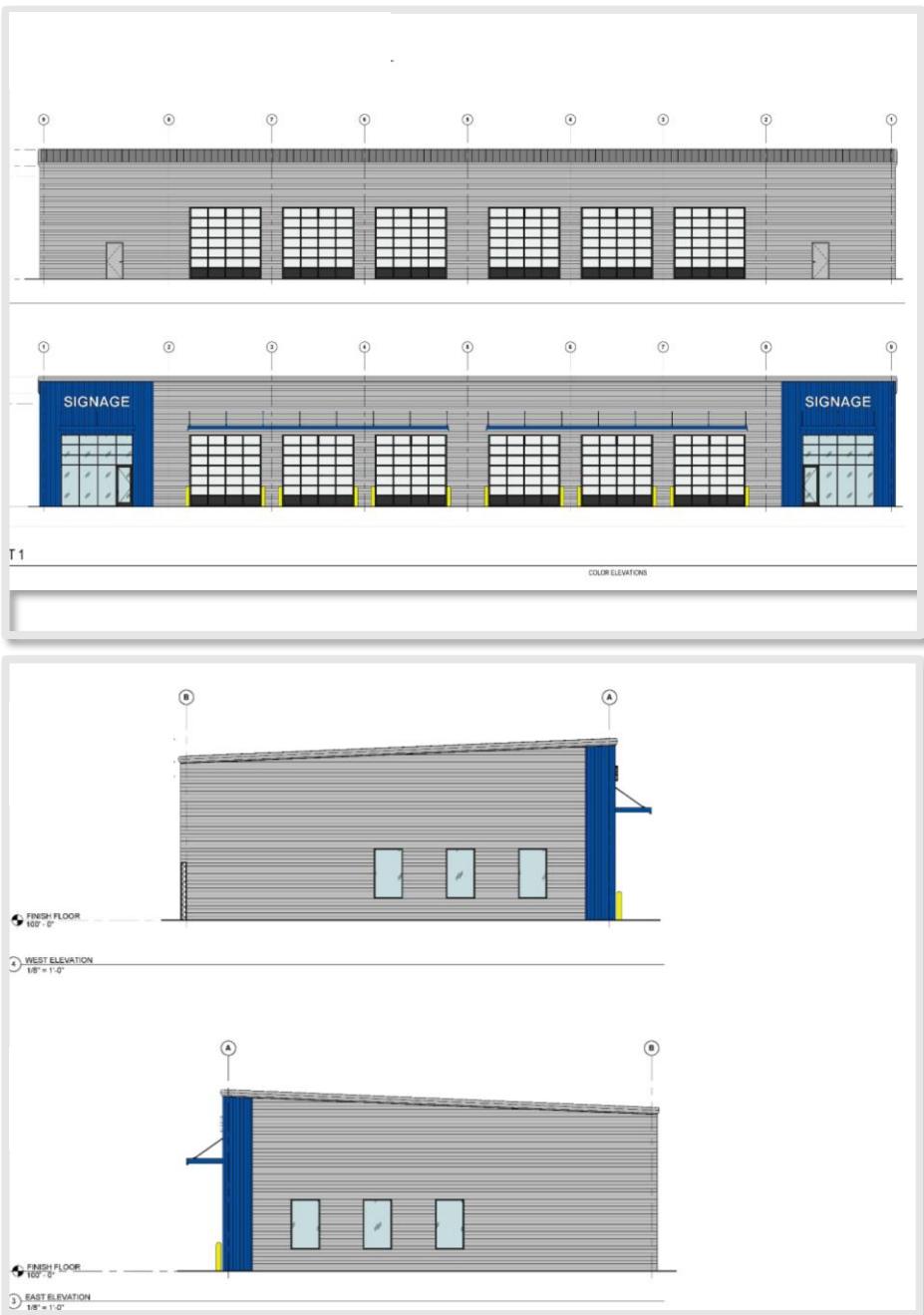


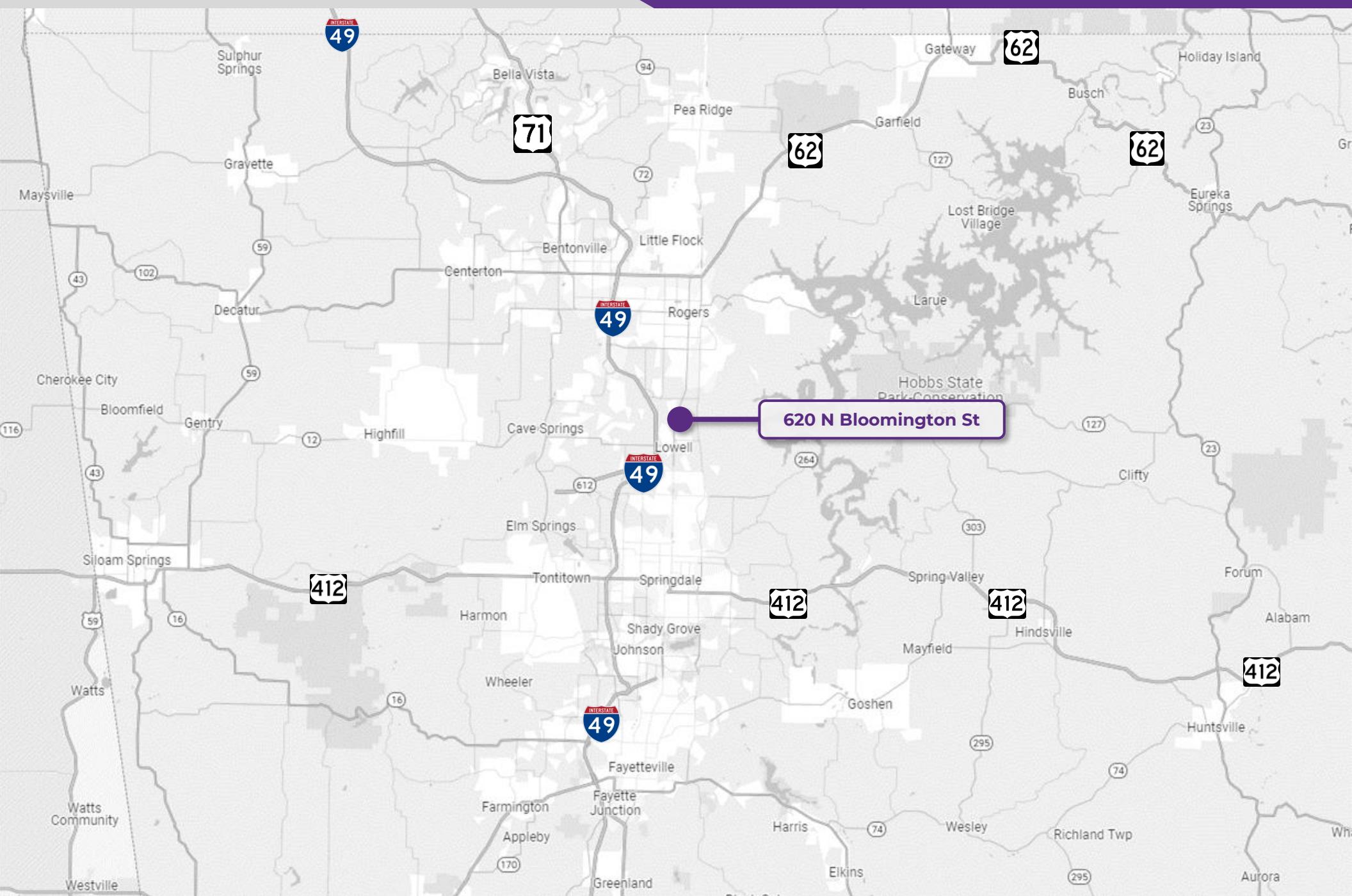
OFFERING SUMMARY

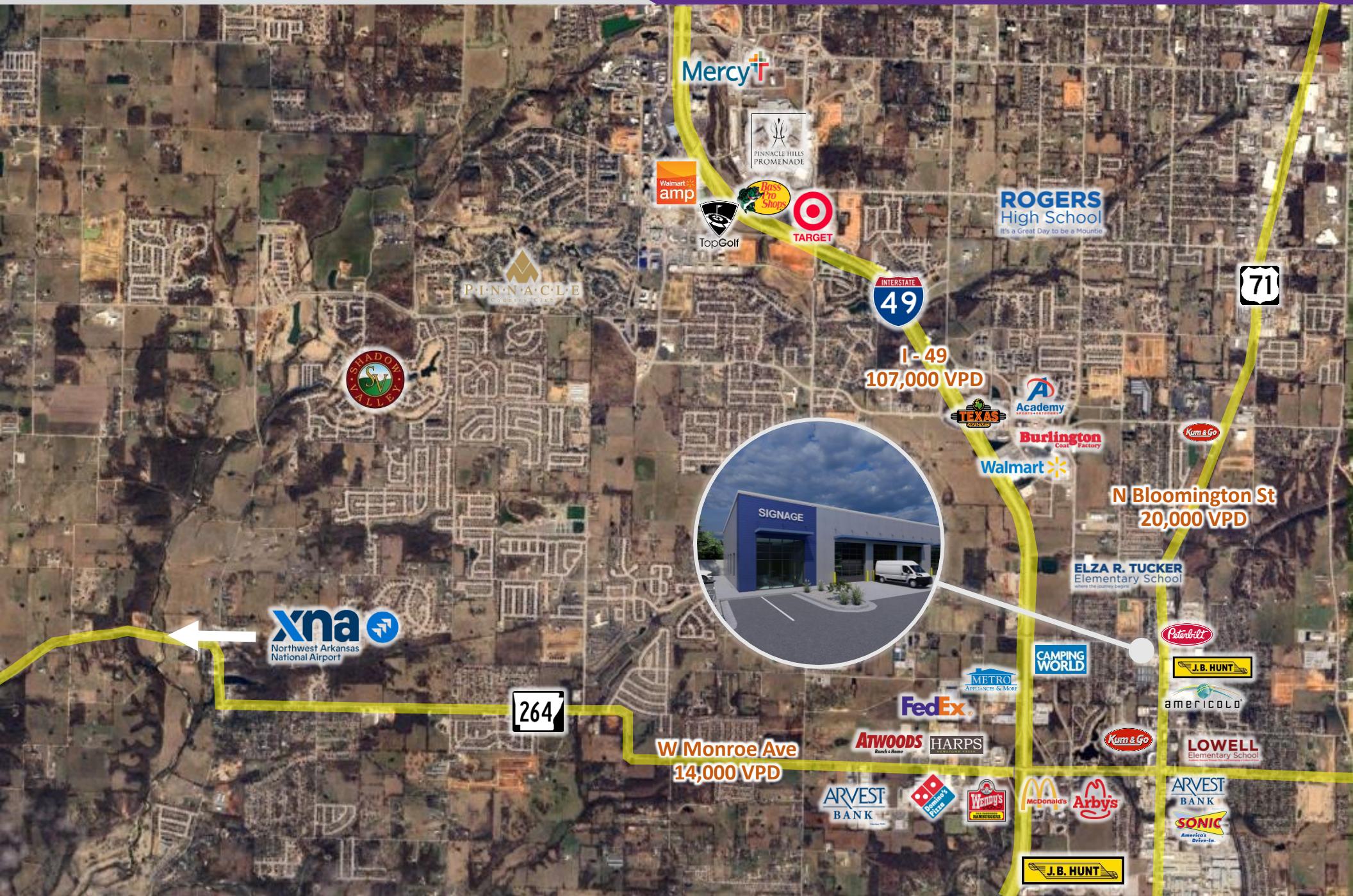
Offering	For Lease or Build-to-Suit
Address	620 N Bloomington St, Lowell, AR 72745
Property Type	Flex Warehouse Space
Lease Rate	\$19.95/SF
Lease Type	NNN
Unit Size	± 4,800 SF – 9,600 SF
Number of Units Available	10

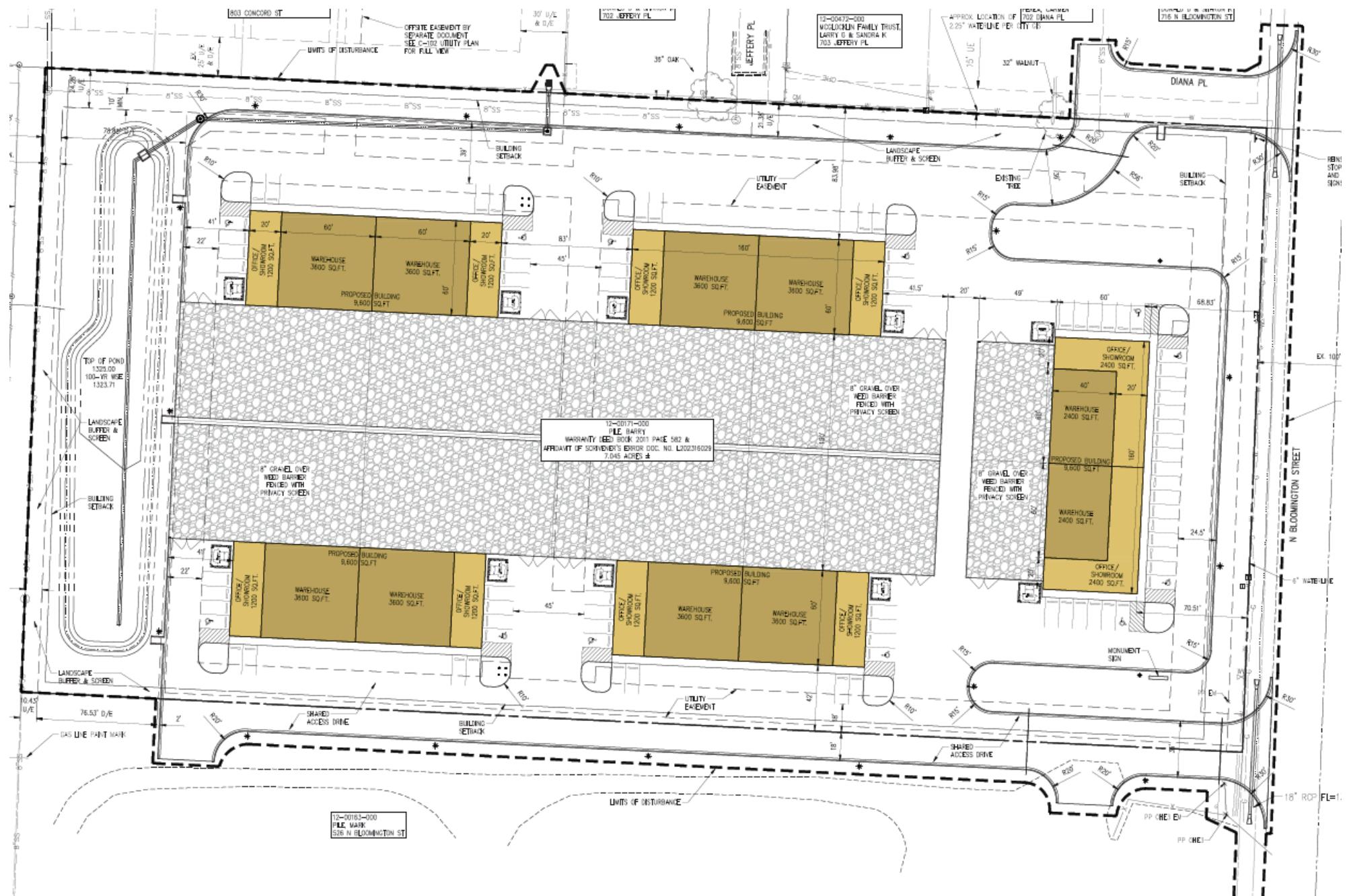
PROPERTY HIGHLIGHTS

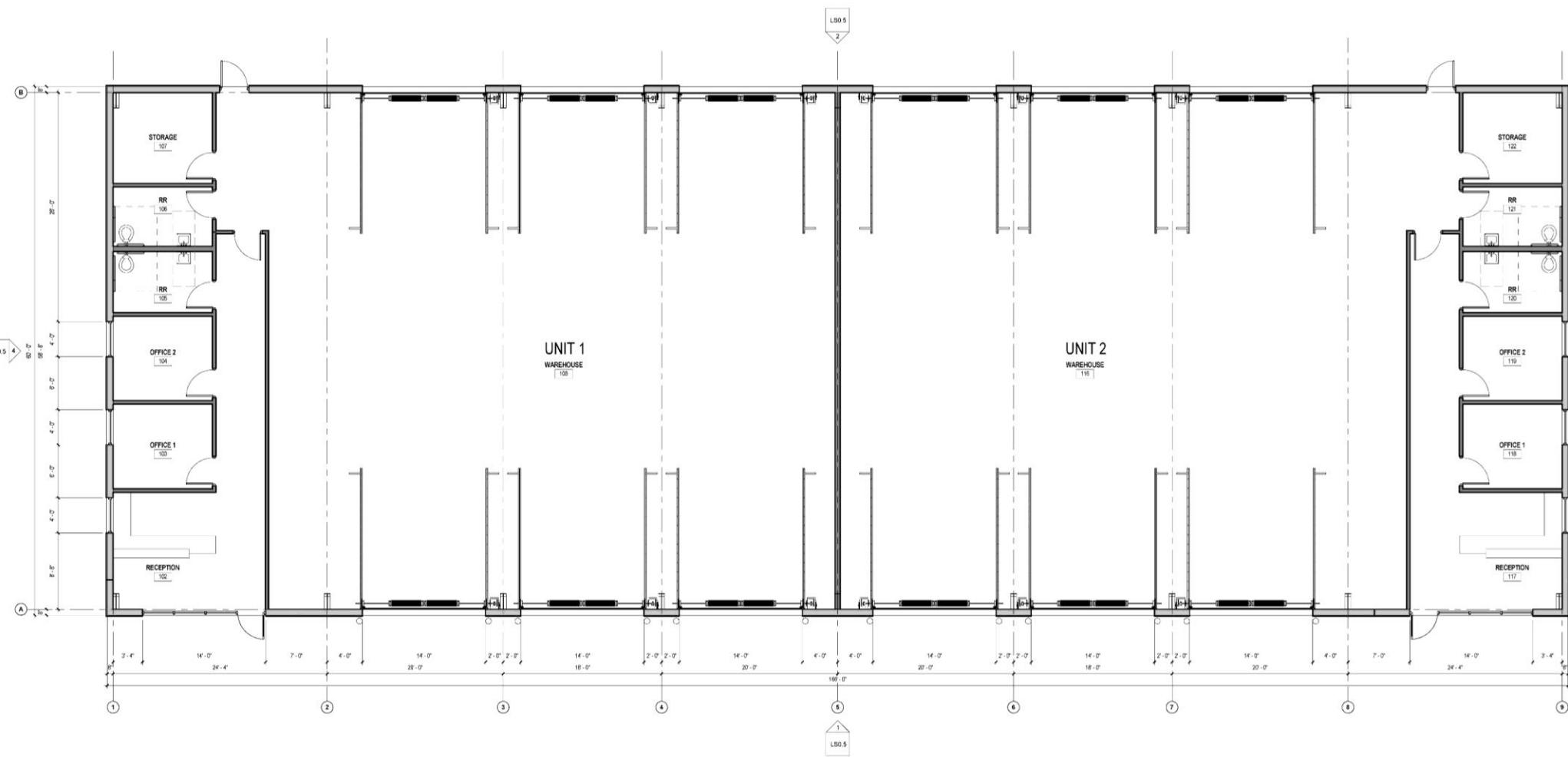
- Each unit contains a fenced laydown yard with private access
- Laydown yard included in the Lease Rate
- Centrally located in NWA - the NWA region is in the top 10 of the "Best Performing Cities in 2024" from the Milken Institute
- Easy access to I-49 (107,000 VPD)



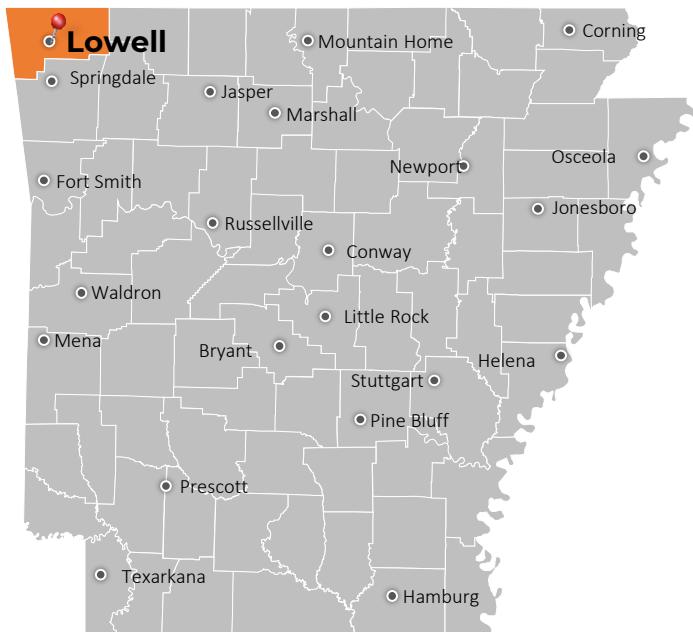








LOWELL, AR



DEMOGRAPHICS*

Population

Households

Average Age

Average Household Income

Businesses



Lowell is a thriving city in Benton County, Arkansas, with a population 11,050. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest-growing metro areas in the country.

Simultaneous to the city's rapid population growth, Lowell's business climate has also been on a strong upward trajectory. Businesses such as FEDEX, Wachter, Arvest Bank Operations, and the Northwest Arkansas Board of Realtors Association recently transitioned its business hubs to Lowell. Plus, longtime community anchor J.B. Hunt Trucking Company has provided hundreds of jobs throughout the region since 1961.

Lowell is minutes from all major medical facilities in Northwest Arkansas, and the public school systems for elementary and secondary education are ideal for families. Higher education opportunities are also plentiful, with major college institutions such as the University of Arkansas, Northwest Arkansas Community College, and other satellite schools and universities located nearby.

3 MILES

32,598

5 MILES

101,956

10 MILES

289,129

11,124

34,256

102,357

35.0

35.6

35.8

\$113,964

\$112,383

\$109,665

894

2,614

8,646

*Demographic details based on property location



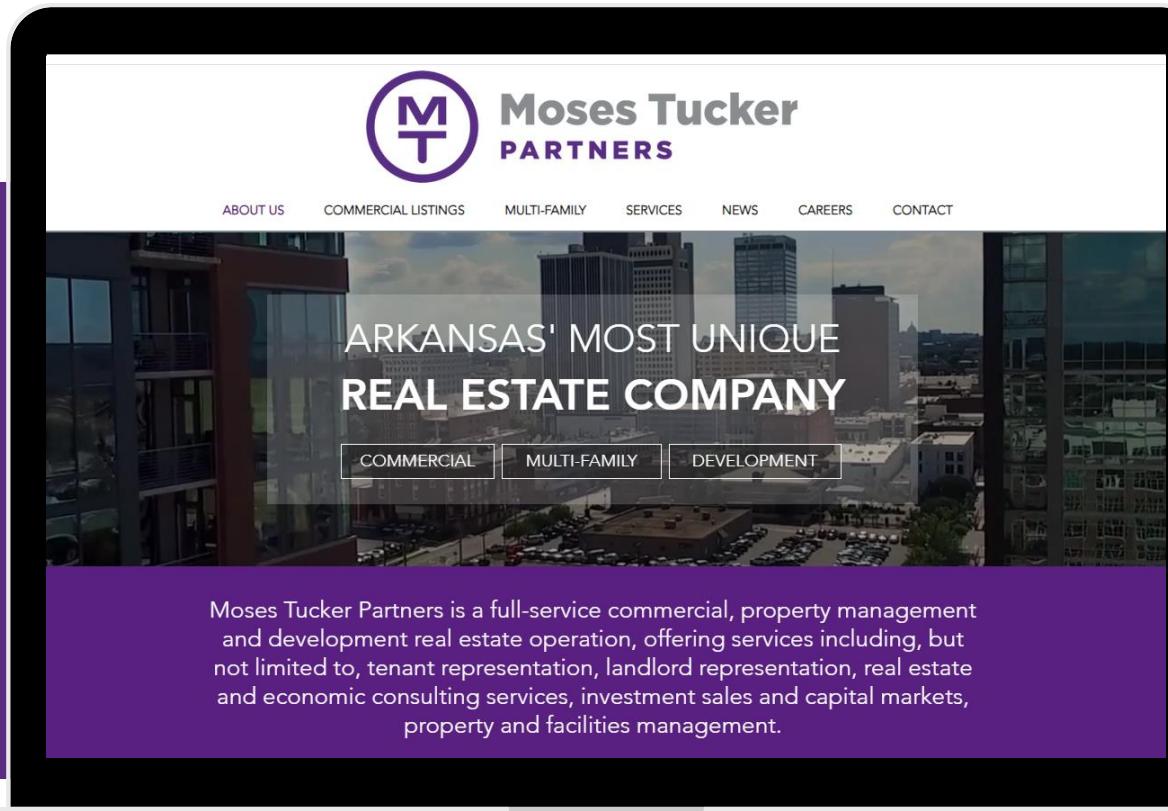
CONNECT

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The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid, along with buttons for Commercial, Multi-Family, and Development. Below the banner, a purple text box contains a detailed description of the company's services.

Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management.

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