

FOR LEASE

FLEX/WAREHOUSE SPACE

1086 ATHENS AVE | BETHEL HEIGHTS, AR



FOR MORE INFORMATION, PLEASE CONTACT:

STEPHANIE FARMER
+1 5479 845 3022
sfarmer@sagepartners.com

PROPERTY HIGHLIGHTS

1086 ATHENS AVE | BETHEL HEIGHTS, AR



CUSHMAN &
WAKEFIELD

sage
PARTNERS

HIGHLIGHTS

- Lease rate: \$12.00/SF NNN
- 2,285 - 2,416 ± SF
- Flex/Warehouse Space
- Includes office and restroom
- Close proximity to I49
- Close proximity to JB Hunt Transport Services and other large corporations

*information deemed reliable but not guaranteed



AVAILABLE UNITS

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Demographics (within a 5 mile radius)

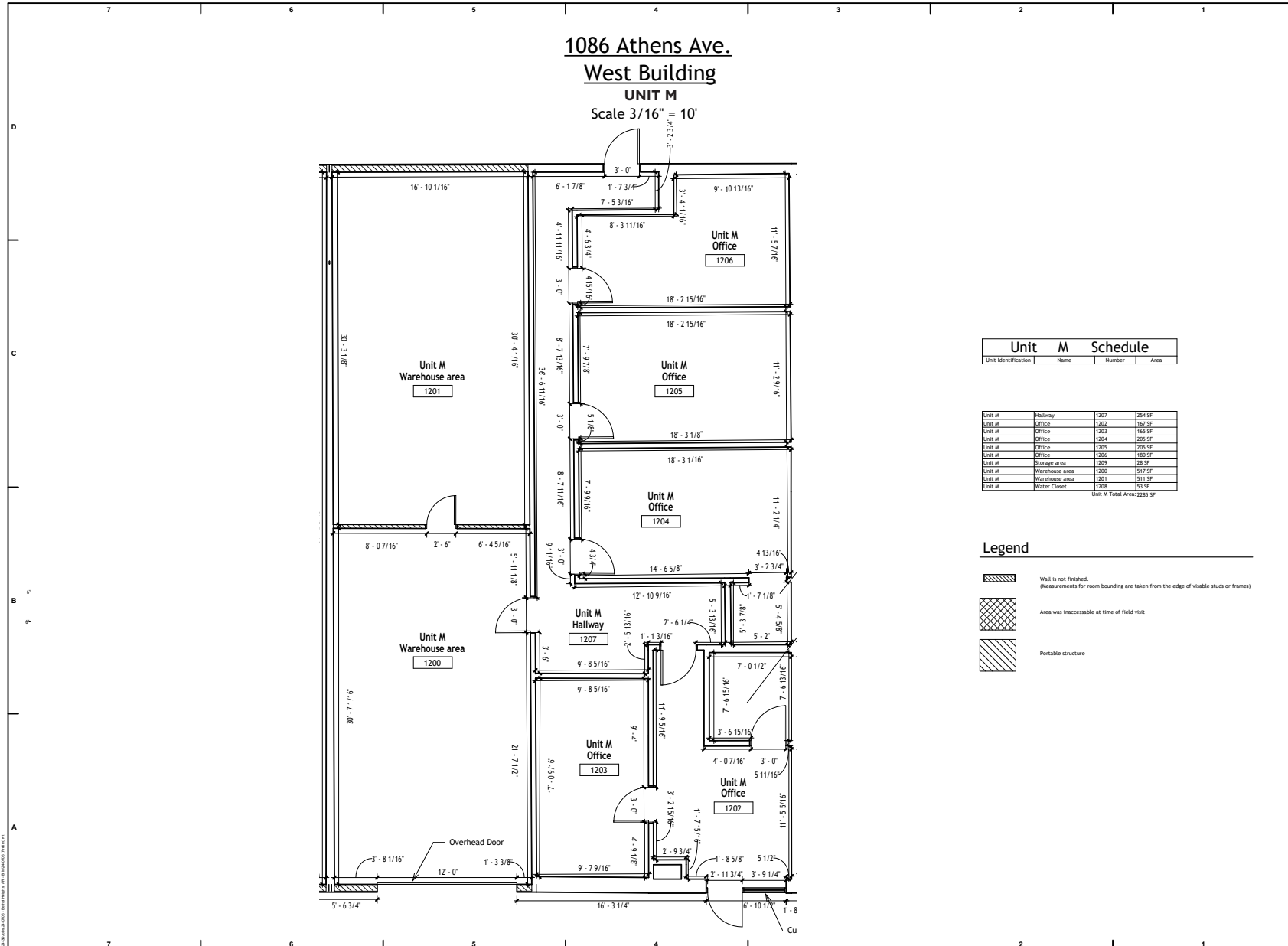
104,453
POPULATION

\$106,332
AVG HH
INCOME

96.9%
EMPLOYMENT
RATE

UNIT	SF	PRICE/SF	AVAILABILITY
E	2,416 ± SF	\$12.00	Immediate
M	2,285 ± SF	\$12.00	Immediate

1086 ATHENS AVE | BETHEL HEIGHTS, AR



BLEW
Surveying | Engineering
Environmental

**BLEW &
ASSOCIATES, PA**
CIVIL ENGINEERS
& LAND SURVEYORS
OFFICE: 479.443.4506
FAX: 479.582.1883
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS
72703
www.BLEWINC.com

Unit M Schedule			
Unit Identification	Name	Number	Area

Unit M	Hallway	1207	254 SF
Unit M	Office	1202	167 SF
Unit M	Office	1203	165 SF
Unit M	Office	1204	205 SF
Unit M	Office	1205	205 SF
Unit M	Office	1206	180 SF
Unit M	Storage area	1209	28 SF
Unit M	Warehouse area	1200	517 SF
Unit M	Warehouse area	1201	511 SF
Unit M	Water Closet	1208	53 SF
		Unit M Total Area:	2285 SF

Legend



Wall is not finished.
(Measurements for room bounding are taken from the edge of visible studs or frames.)



Area was inaccessible at time of field visit



Portable structure

EXISTING CONDITIONS
THESE DOCUMENTS ARE A RECORD OF EXISTING
CONDITIONS FOUND ON THE DATE INDICATED AND
AT THE SITE INDICATED

THESE DOCUMENTS ARE NOT INTENDED FOR
REGULATORY APPROVAL, BIDDING, OR
CONSTRUCTION.

Athens Avenue As-Built

1086 Athens Ave., Bethel Heights. Arkansas 72764

[illegible]

West Building Units L,
M, N

S-7

AERIAL

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