

195 N HWY 62, ROGERS, ARKANSAS

FLEX BUILDING + YARD SPACE FOR SALE

WILL JARRATT
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SITE OVERVIEW

AVAILABLE: 5,000 SF | 2.17 AC

SALE PRICE: \$900,000.00

GRADE LEVEL DOORS: 6

OFFICE SF: 600 SF

MIN WALL HEIGHT: 18'

PEAK HEIGHT: 21'

PARKING: 5 + GRAVELED PARKING

LAYDOWN YARD: 1.55 ACRES (1 ACRE COMPLETELY FENCED)

EXECUTIVE SUMMARY

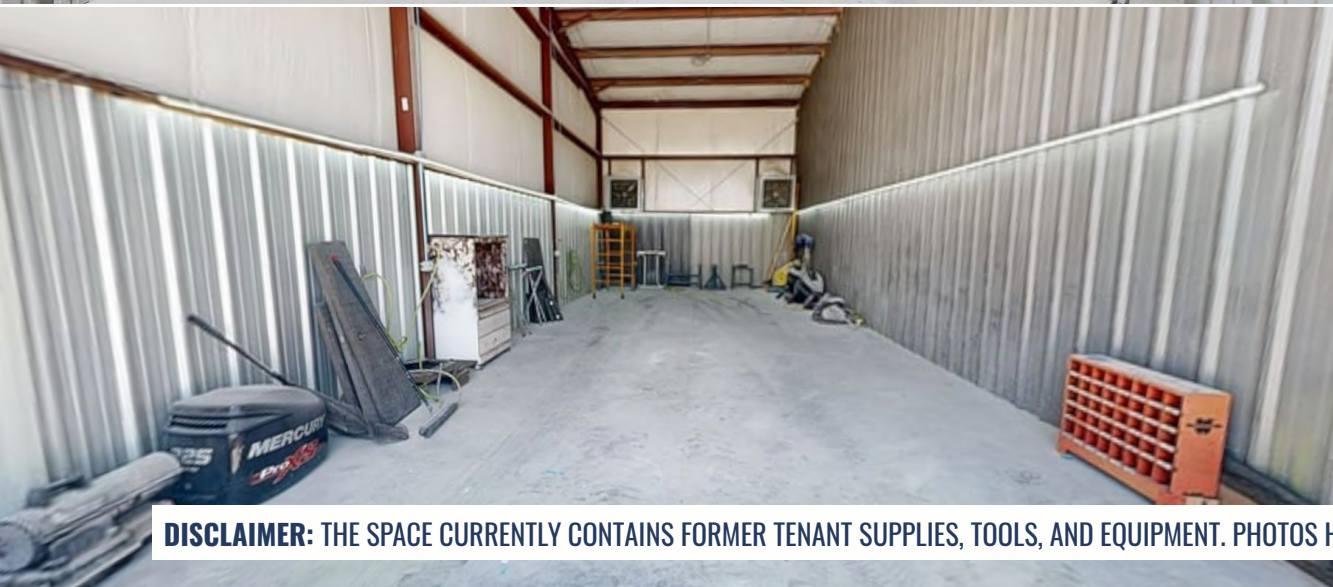
Located directly off Hwy 62 in Rogers, Arkansas, 195 N Highway 62 is a 2022-built industrial property offering 5,000 SF of versatile industrial space on 2.17 acres. The property features six grade-level overhead doors, 600 SF of office space, 18' minimum clear height, 21' peak height, 1.55 acres of laydown yard, including approximately 1 acre that is fully fenced, ample graveled parking, ±278 feet of frontage along N Highway 62, and excellent visibility with ±12,000 vehicles per day.

[🔗 VIRTUAL TOUR 🔗](#)

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INTERIOR WAREHOUSE PHOTOS



DISCLAIMER: THE SPACE CURRENTLY CONTAINS FORMER TENANT SUPPLIES, TOOLS, AND EQUIPMENT. PHOTOS HAVE BEEN DIGITALLY EDITED TO ILLUSTRATE THE APPROXIMATE APPEARANCE OF THE SPACE IF DELIVERED VACANT.

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INTERIOR OFFICE PHOTOS



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AERIAL VIEW



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FLEX BUILDING



±278 SF OF FRONTAGE ALONG N HWY 62



RECENTLY CONSTRUCTED IN 2022

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YARD SPACE



FULLY FENCED ±1-ACRE YARD AREA

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AERIAL MAP VIEW — 7.5 MILES FROM I-49

INTERSTATE-49

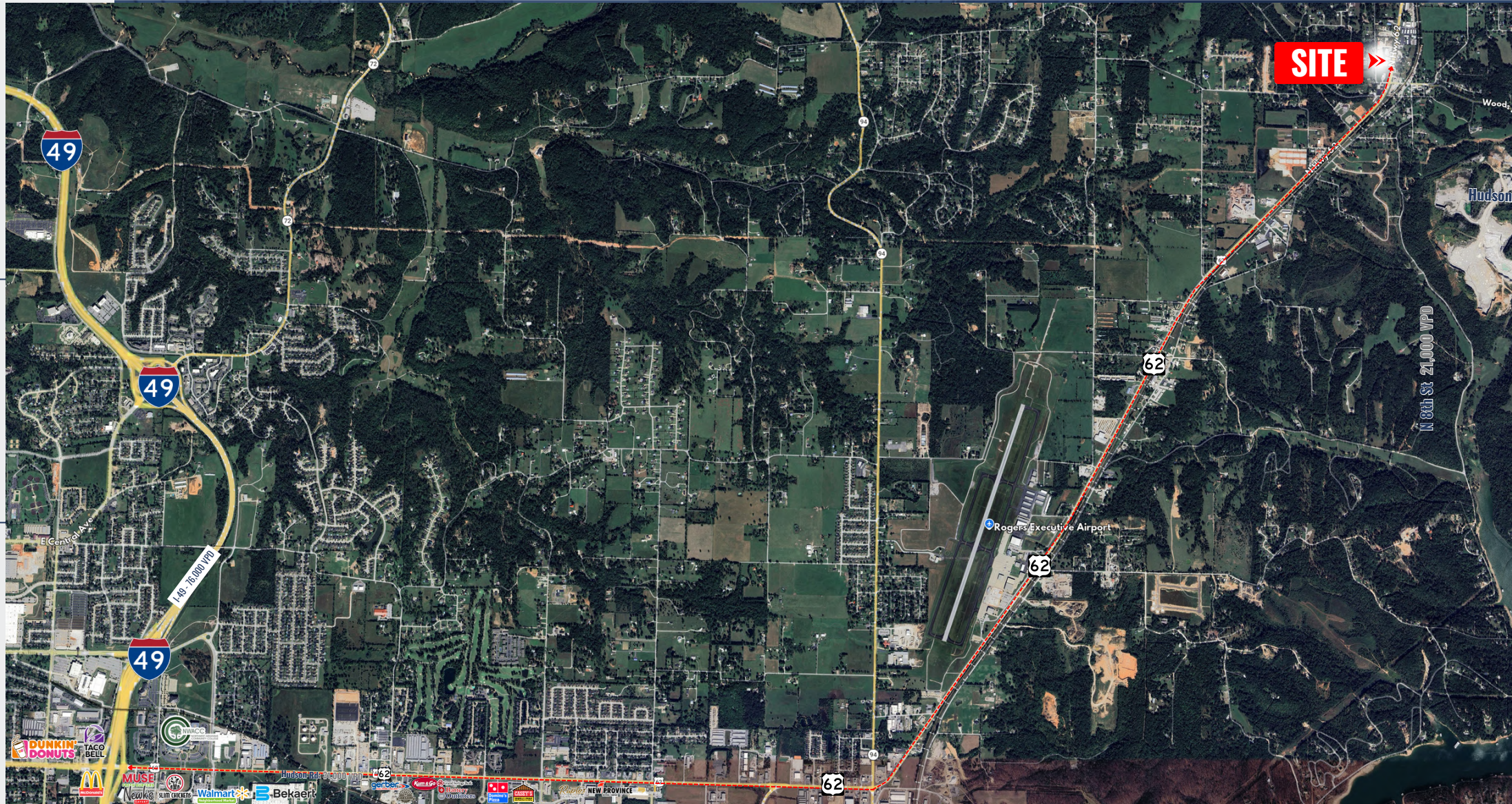
 7.5 MILES  13 MIN

HWY 71B

 6.0 MILES  10 MIN

WALMART HOME OFFICE

 9.2 MILES  16 MIN



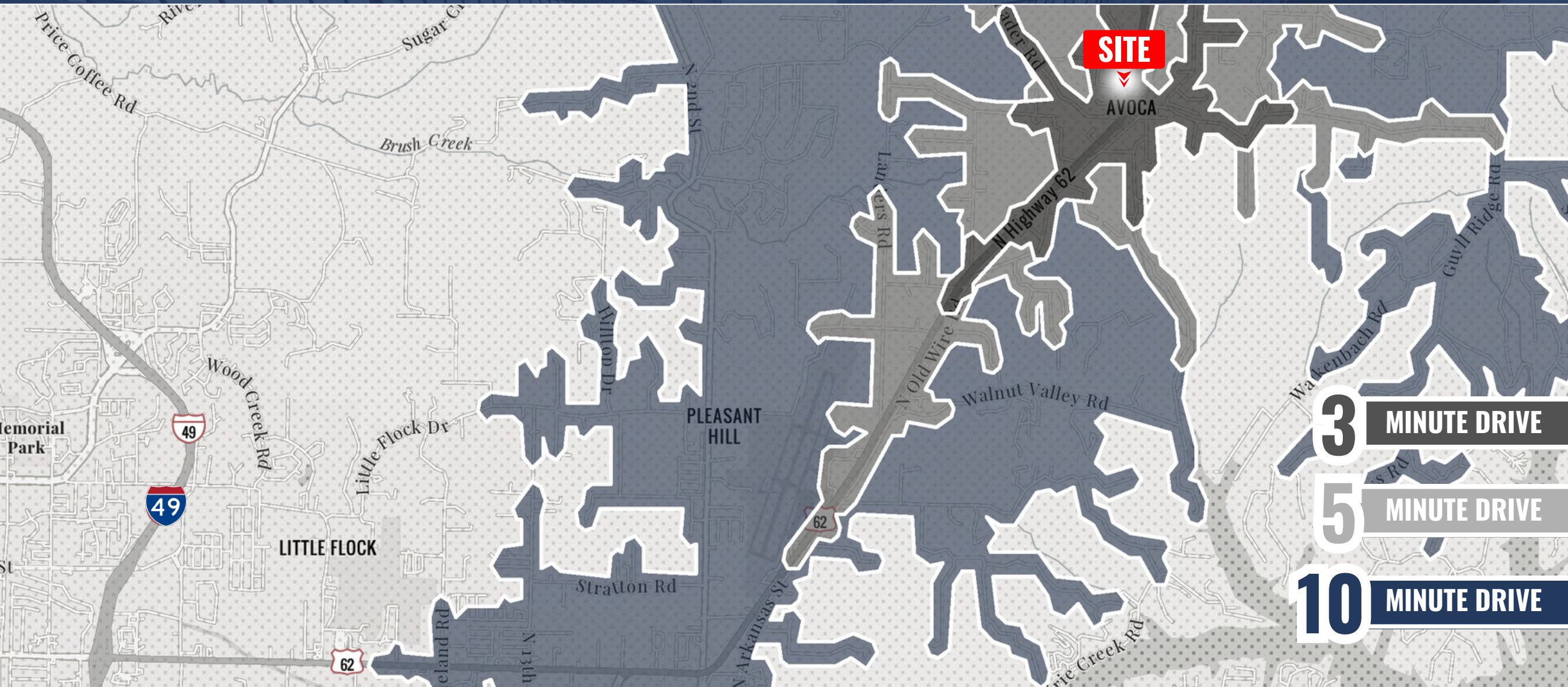
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DRIVE-TIME MAP



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CONTACT US



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Palmer Hays is a Northwest Arkansas native focused exclusively on industrial and land transactions. Palmer has worked with hundreds of tenants, landlords, and ownership groups across the region and has remained one of the most consistently active brokers in the Northwest Arkansas industrial market.

His business is built on a disciplined understanding of market fundamentals and a strong, consistent work ethic, allowing him to guide clients through real estate decisions with clarity and precision. When grouped with consistent deal flow this provides a real-time lens into market behavior, allowing clients to act on actionable insights rather than generalized assumptions.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond.

With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



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