

114 E MONROE AVE, LOWELL, AR

FLEX BUILDING WITH POTENTIAL YARD SPACE FOR LEASE

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LEASE OVERVIEW

AVAILABLE:	5,000 SF
LEASE RATE:	\$13.50 PSF
LEASE TYPE:	NNN
GRADE LEVEL DOORS:	2
OFFICE SF:	±1,441 SF
PEAK HEIGHT:	16'

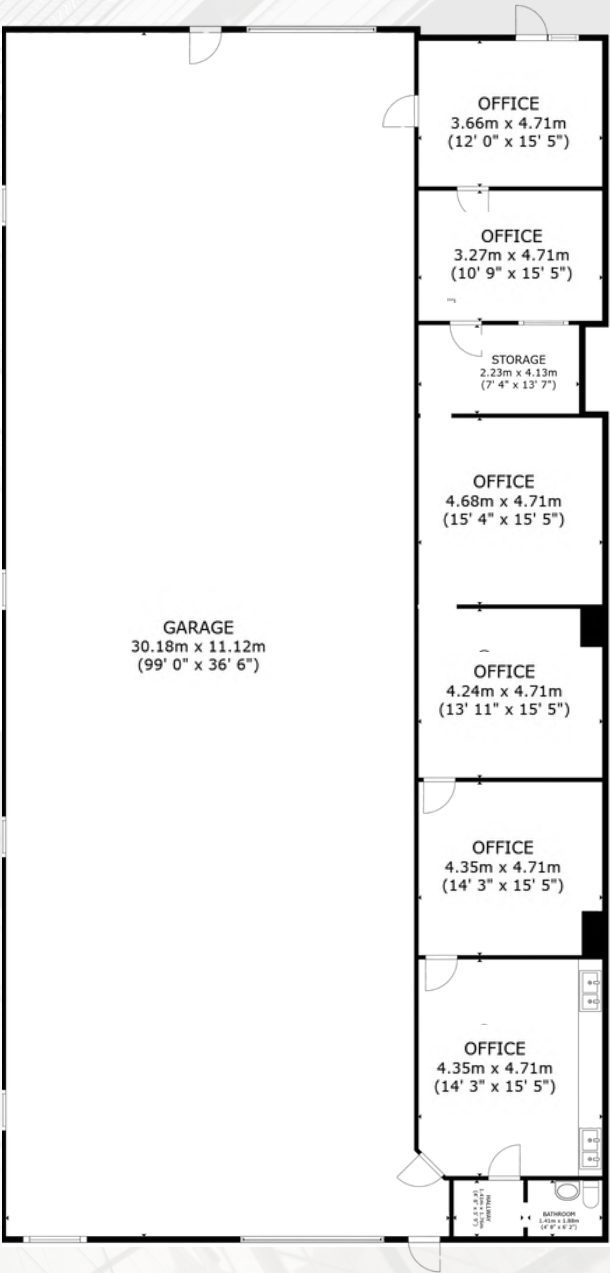
EXECUTIVE SUMMARY

Located at the intersection of Highway 71 and Highway 264, this 5,000 SF flex building offers a functional mix of office, warehouse, and outdoor space, with potential yard space available. The approximately 1,441 SF office area includes five private offices, a breakroom, and one bathroom. The warehouse features two grade-level doors and a 16-foot peak height. Just 0.7 miles from I-49, the property provides excellent accessibility throughout Northwest Arkansas.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



AERIAL VIEW



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AERIAL VIEW



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INTERIOR WAREHOUSE PHOTOS



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INTERIOR OFFICE PHOTOS



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OVERHEAD AERIAL VIEW



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AERIAL MAP VIEW — 0.7 MILES FROM I-49



INTERSTATE-49

0.7 MILES 1 MIN

71-B

0.1 MILES 1 MIN

J.B. HUNT

1.4 MILES 3 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.



WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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