

INDUSTRIAL SALE-LEASEBACK OPPORTUNITY

2120 TOWN WEST DRIVE, ROGERS



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SALE-LEASEBACK OVERVIEW

AVAILABLE:	31,552 SF 1.83 AC
ASKING PRICE:	\$3,850,000
ZONING:	I-1
DOCK LEVEL DOOR:	2
GRADE LEVEL DOOR:	2 (1 WITH SMALL STEP-UP)
POWER CAPACITY:	208V - 480V 3-PHASE W/ 600 AMPS
PARKING SPACES:	30 — 45

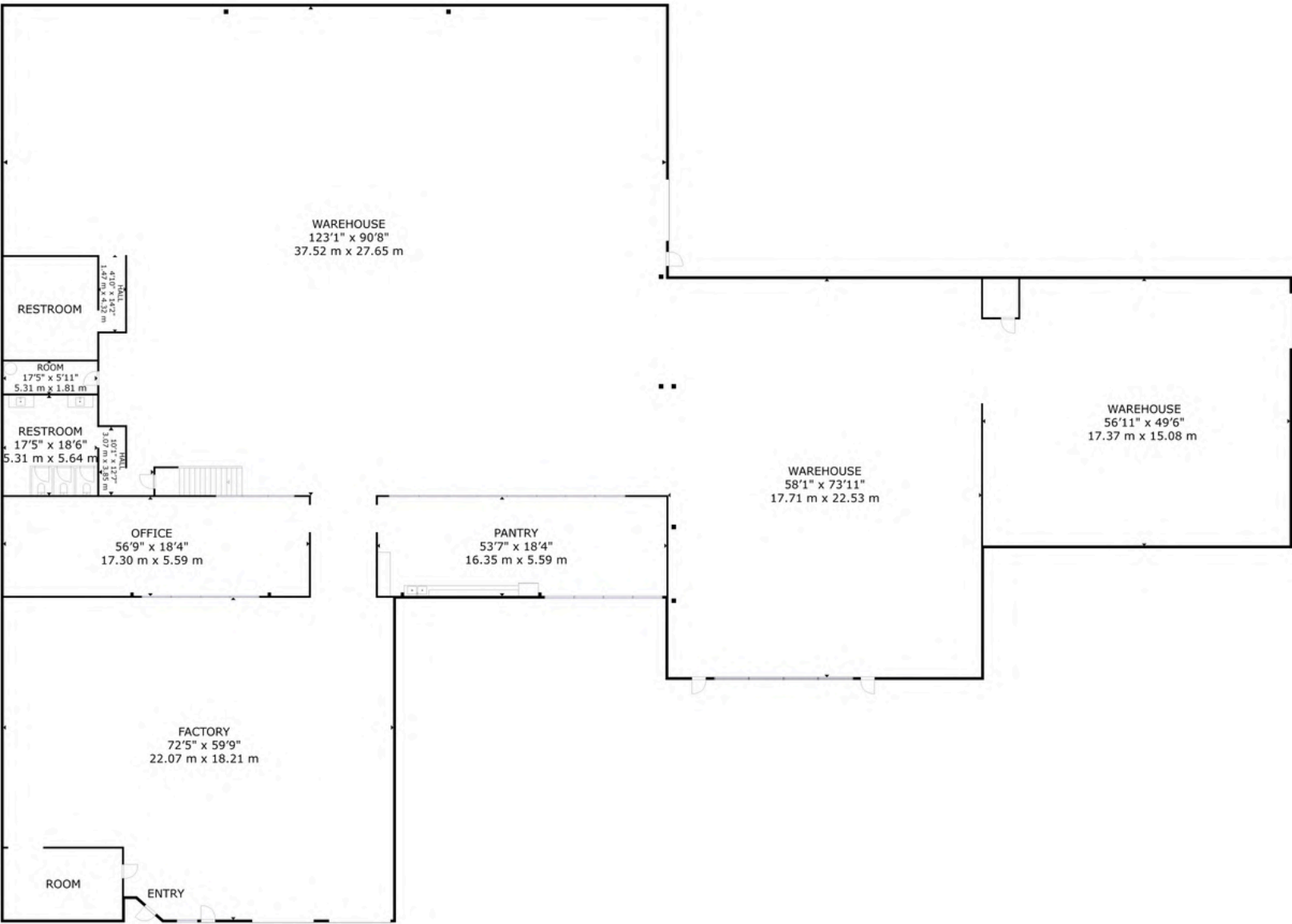
TENANT & LEASEBACK TERM

TENANT:	ACTIONPAQ CORPORATION
LEASEBACK TERM:	36 MONTHS

SITE HIGHLIGHTS

THIS FULLY CONDITIONED ±31,500 SF INDUSTRIAL FACILITY INCLUDES ±26,500 SF OF WAREHOUSE SPACE AND ±5,000 SF OF OFFICE SPACE. EQUIPPED WITH FIVE ROOFTOP HVAC UNITS AND ONE ADDITIONAL HANGING UNIT IN A DESIGNATED SUBSECTION, THE BUILDING OFFERS CLIMATE-CONTROLLED FUNCTIONALITY THROUGHOUT. IT IS FULLY SPRINKLED AND FEATURES TWO DOCK-HIGH DOORS AND TWO GRADE-LEVEL DOORS, PROVIDING FLEXIBLE LOADING ACCESS. ZONED I-1 AND SURROUNDED BY MANUFACTURING AND INDUSTRIAL USES, THE PROPERTY IS IDEALLY SITUATED JUST 2 MILES FROM I-49.

VIRTUAL TOUR LINK



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INTERIOR PHOTOS



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AERIAL VIEW



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SITE PHOTO



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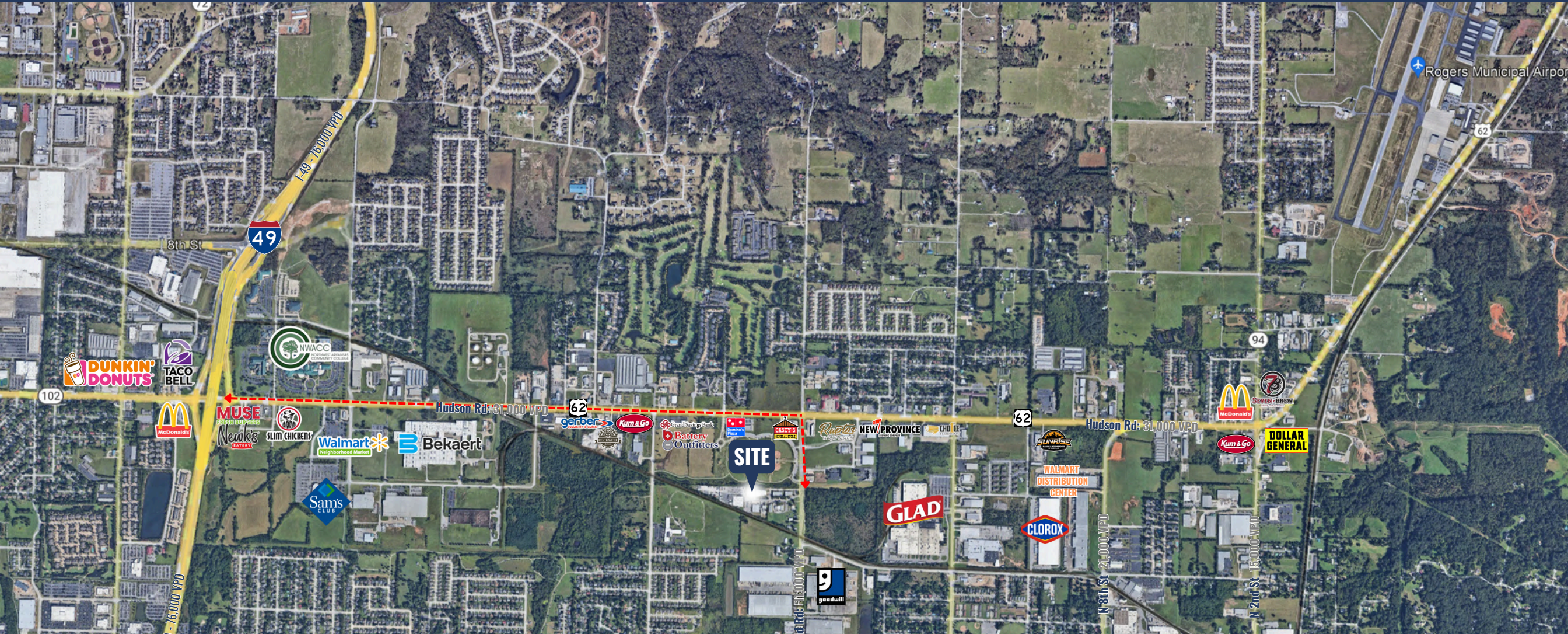
OVERHEAD VIEW



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INTERSTATE-49

🚛 2.0 MILES ⌚ 4 MIN

HWY 62

🚛 0.3 MILES ⌚ 1 MIN

HWY 71-B

🚛 1.3 MILES ⌚ 4 MIN

WALMART HOME OFFICE CAMPUS

🚛 3.4 MILES ⌚ 9 MIN

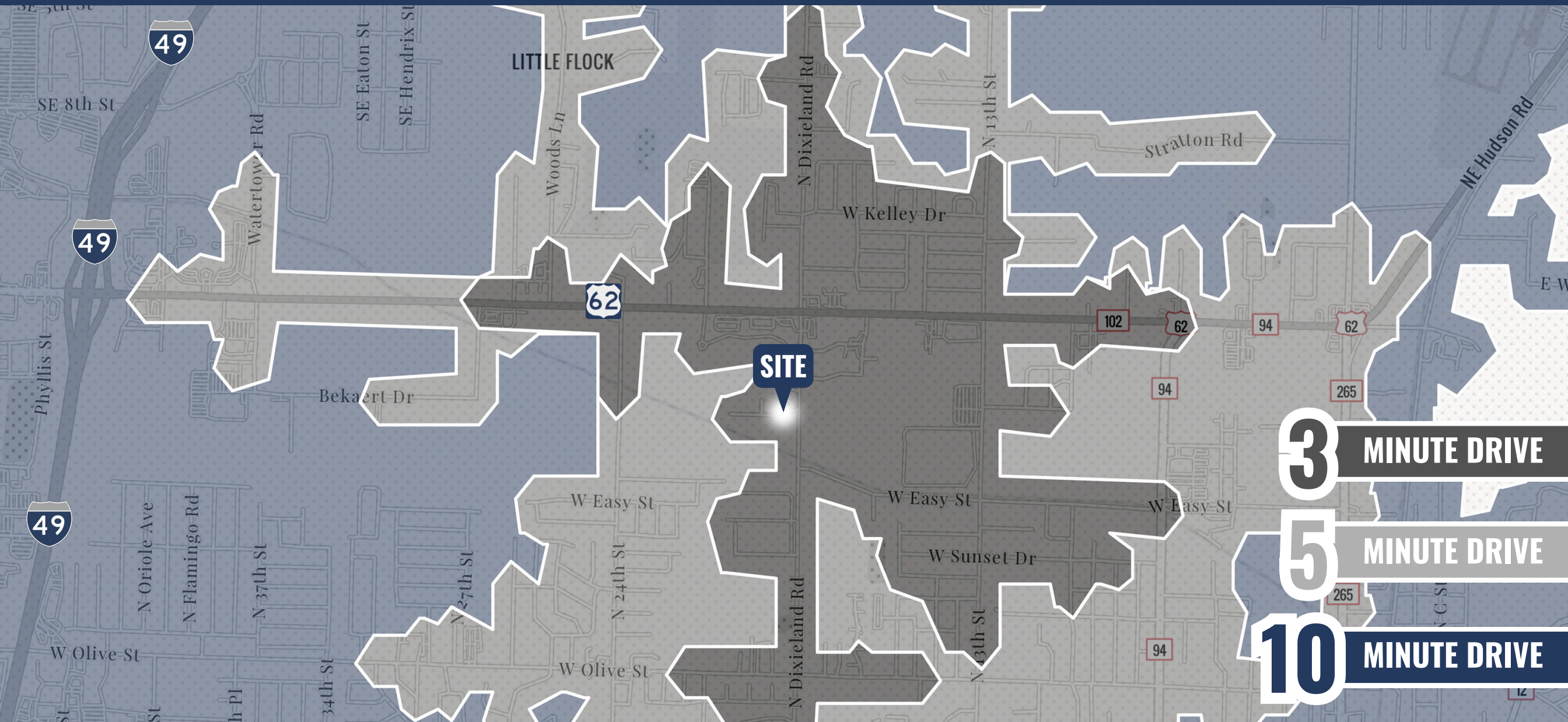


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DRIVE TIME MAP



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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