

INDUSTRIAL UNITS FOR LEASE

2917 S 1ST ST, ROGERS, AR 72758



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE OVERVIEW

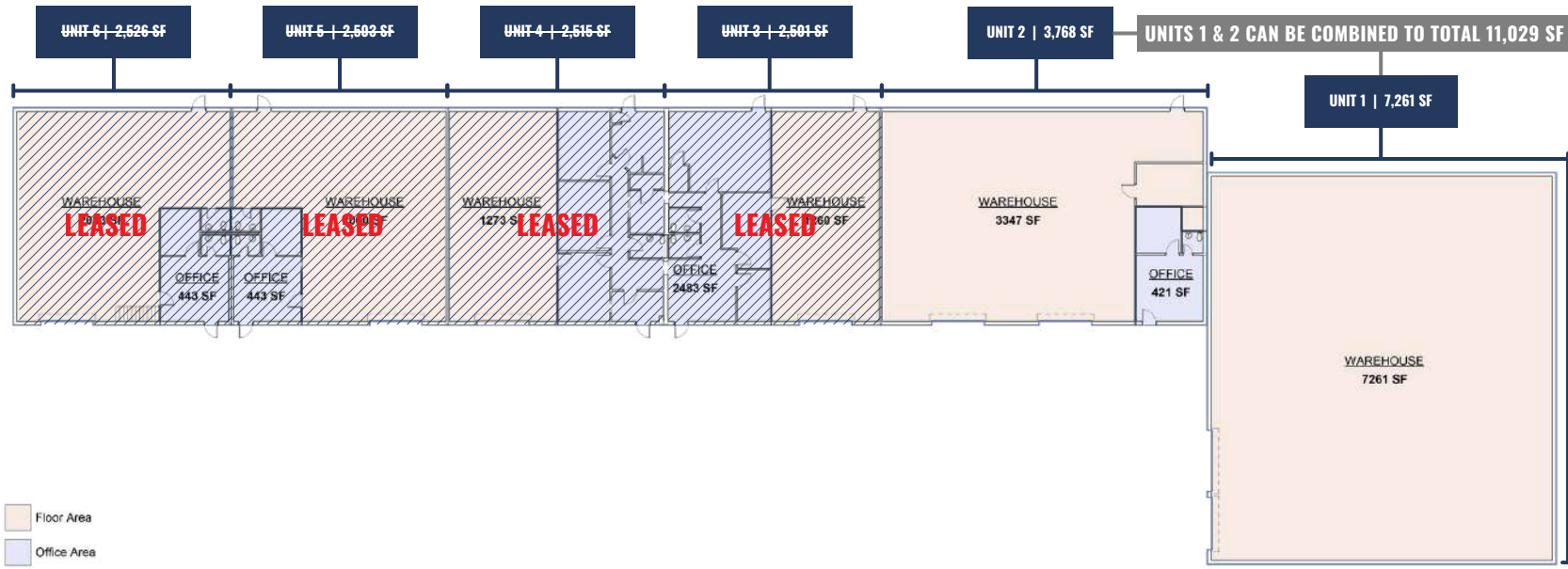
SF AVAILABLE:	3,768 SF — 11,029 SF
RENT TYPE:	NNN
UNITS AVAILABLE:	2 (UNITS CAN BE COMBINED)
ZONING:	HC
MAX WALL HEIGHT:	16'
GRADE LEVEL DOORS:	1-2 PER UNIT
YARD SPACE:	AVAILABLE UPON REQUEST

UNIT AVAILABILITY & PRICING

UNIT 1:	7,261 SF	\$8.00 PSF
UNIT 2:	3,768 SF	\$12.00 PSF
UNIT 6:	2,526 SF	\$12.00 PSF LEASED
UNIT 3:	2,501 SF	\$12.00 PSF LEASED
UNIT 4:	2,515 SF	\$12.50 PSF LEASED
UNIT 5:	2,503 SF	\$12.50 PSF LEASED

PROPERTY HIGHLIGHTS

- YARD SPACE AVAILABLE UPON REQUEST
- UNITS 1 & 2 CAN BE COMBINED TO TOTAL 11,029 SF
- ALL SPACES TO BE DELIVERED WITH NEW OFFICE RENOVATIONS INCLUDING NEW FLOORING, PAINT, AND FIXTURES
- WAREHOUSE SPACE TO BE DELIVERED WITH NEW HIGH BAY LED LIGHTING
- 3.2 MILE DRIVE TO INTERSTATE-49

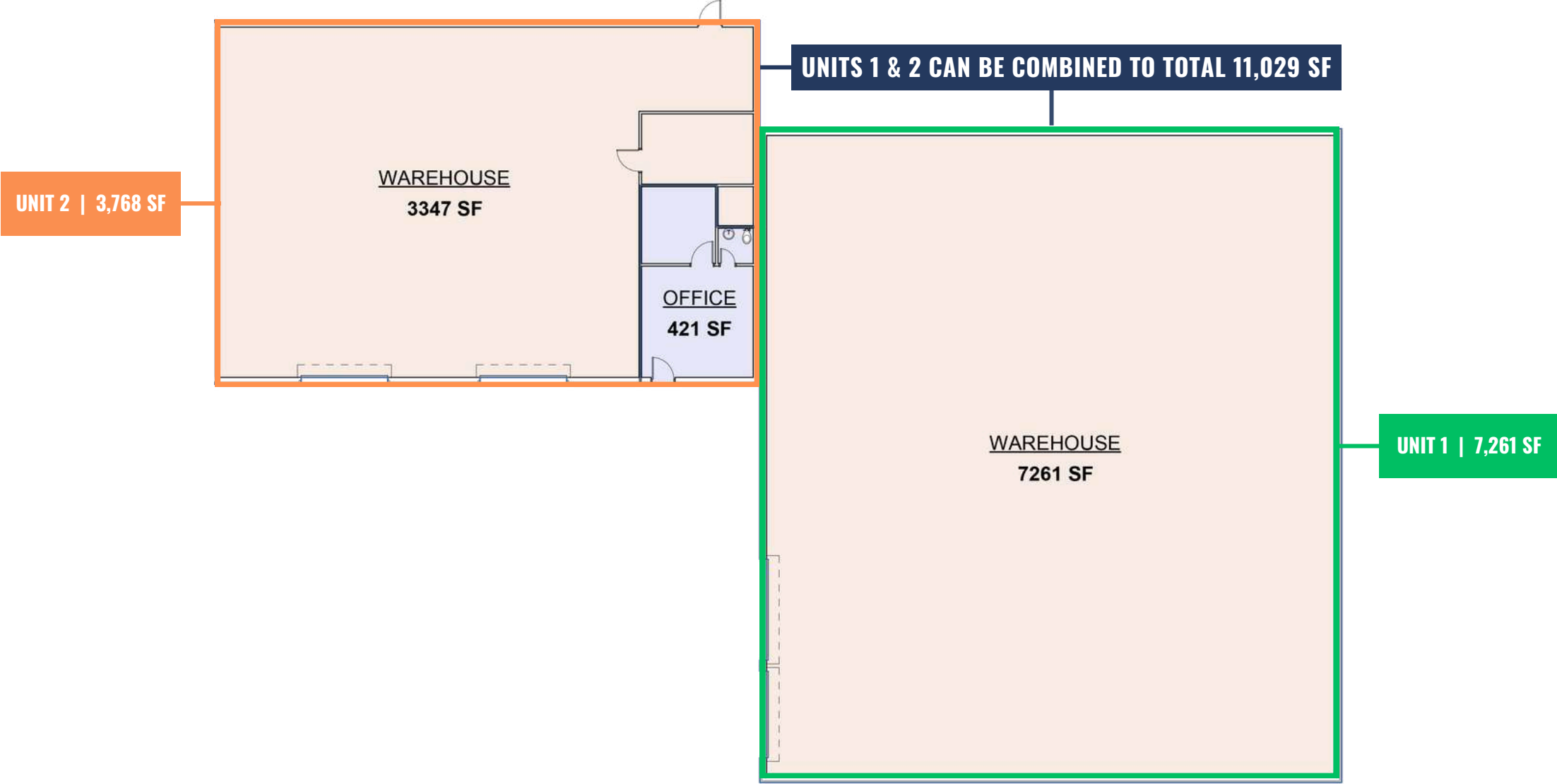


DISCLAIMER: INTERIOR PHOTOS WERE TAKEN PRIOR TO RECENT RENOVATIONS AND MAY NOT REFLECT CURRENT FINISHES.



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AERIAL VIEW



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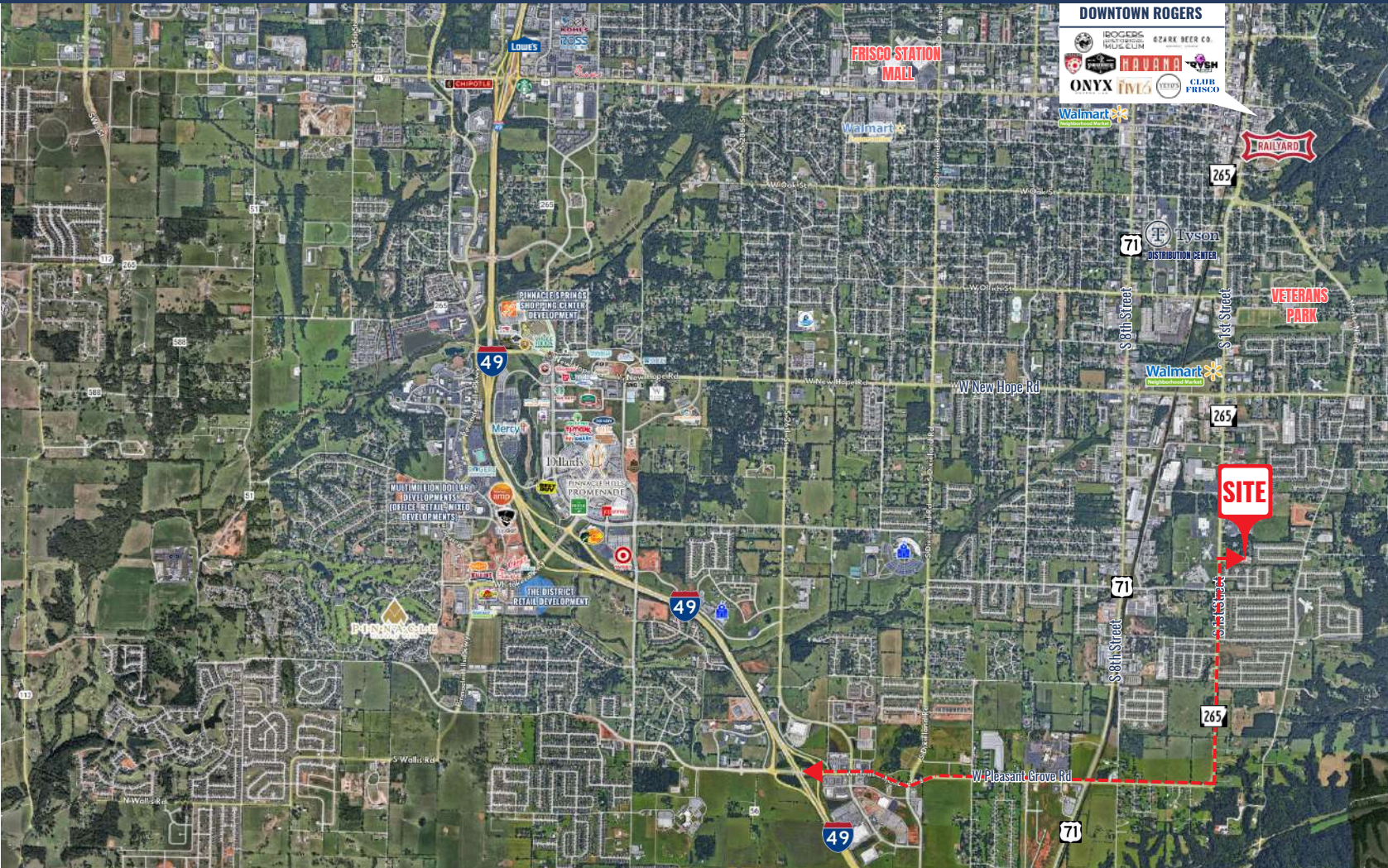
INTERIOR PHOTOS



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INTERSTATE-49
3.2 MILES 10 MIN

HWY 62
4.2 MILES 12 MIN

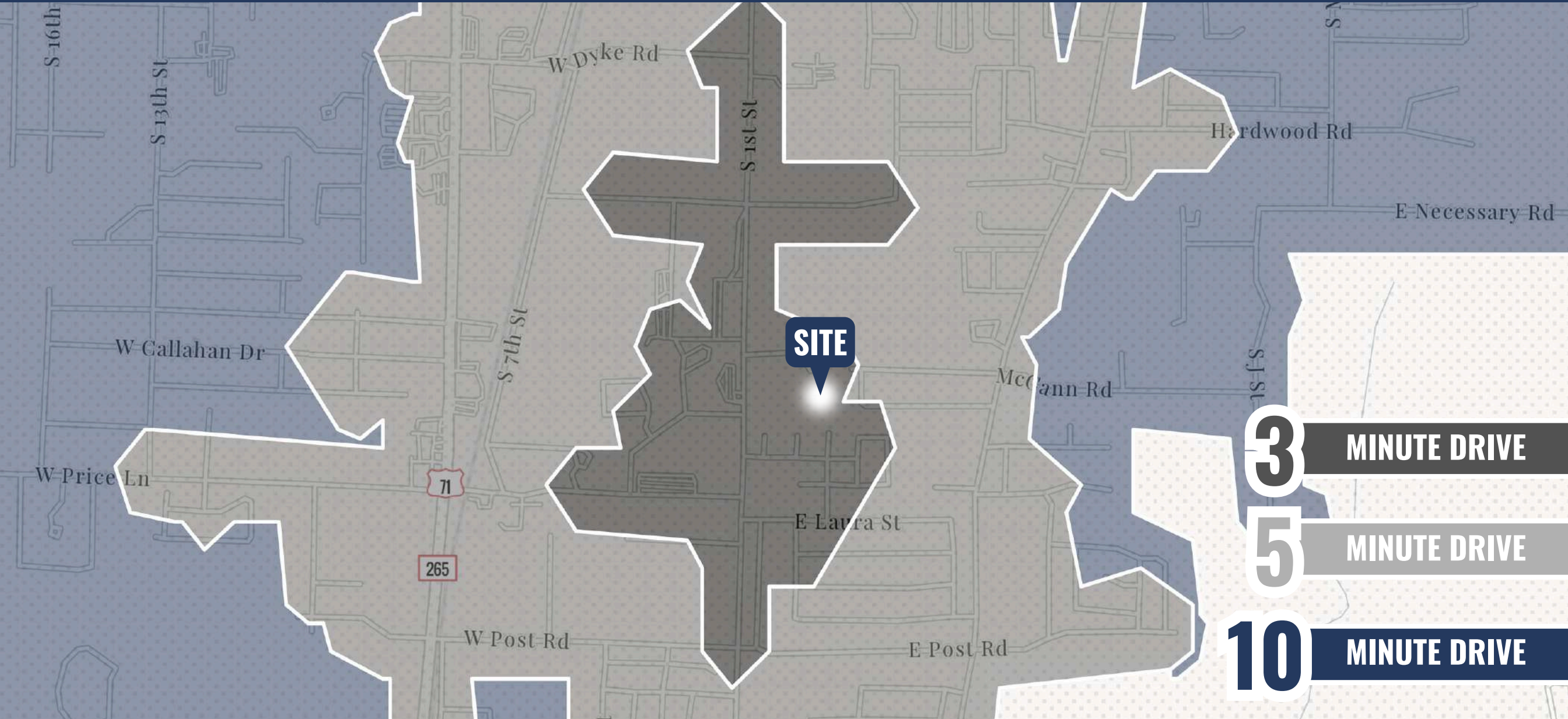
HWY 265
0.1 MILES 0 MIN

HWY 71B
0.8 MILES 3 MIN



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FOCUS

COMMERCIAL REAL ESTATE

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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