

413 ALBANO DR, UNIT A, TONTITOWN

WAREHOUSE SPACE FOR LEASE

WILL JARRATT
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PALMER HAYS, SIOR
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LEASE OVERVIEW

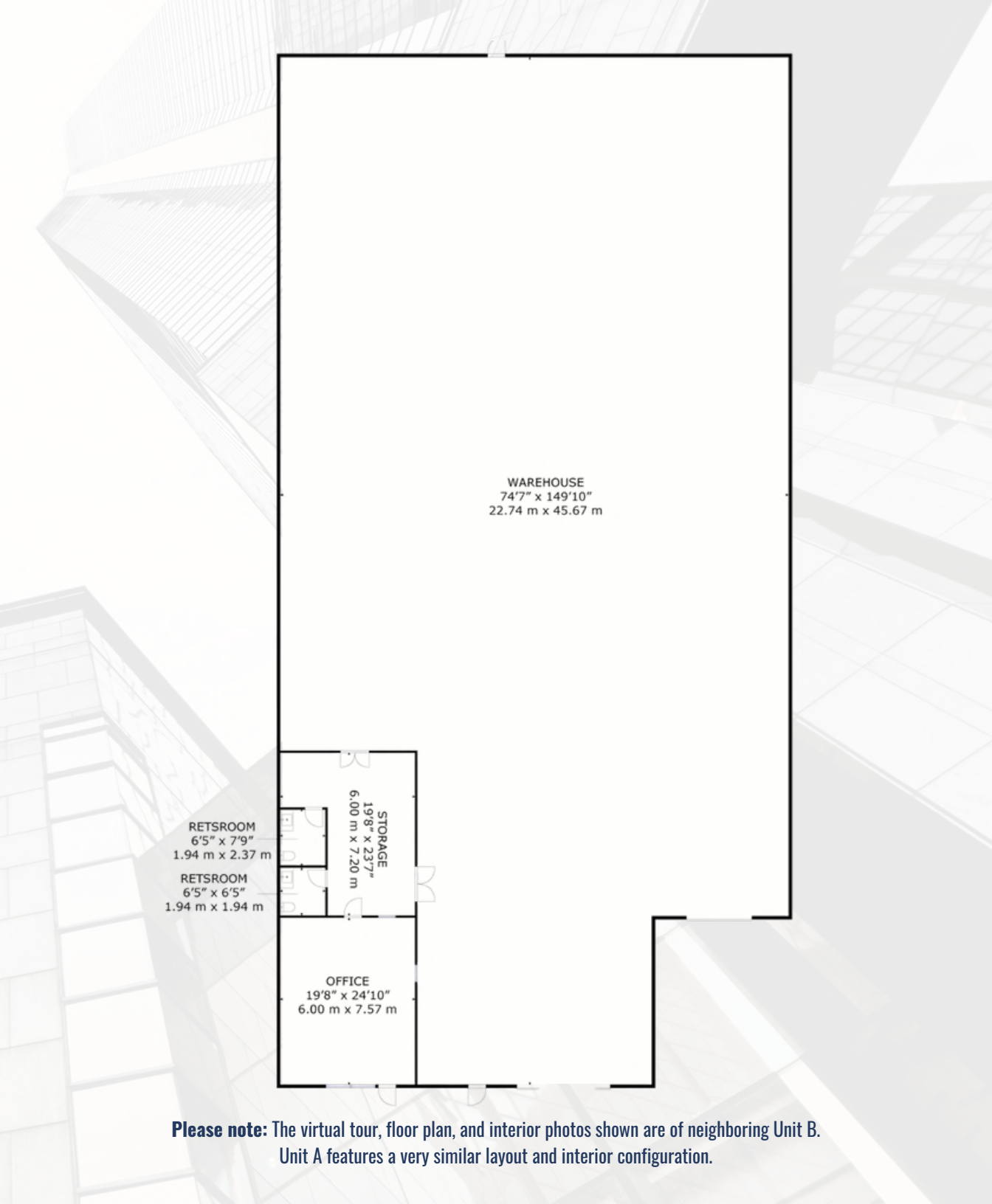
AVAILABLE:	10,750 SF
LEASE RATE:	\$10.50 PSF, NNN
DOCK LEVEL DOORS:	1 (STANDARD LOADING)
GRADE LEVEL DOORS:	1 (14' x 12")
OFFICE SF:	±847 SF
PEAK HEIGHT:	22'
PARKING:	4 SPACES

EXECUTIVE SUMMARY

Located just 2.4 miles from I-49, this 10,750 SF flex space offers a functional layout for a variety of industrial and commercial users. The property includes approximately 847 SF of office space with one private office, two restrooms, and a breakroom/storage area. The warehouse features a 20' minimum clear height, 22' peak height, one standard dock-high loading door, and one 14' x 12' grade-level overhead door, providing flexibility for warehousing, distribution, manufacturing, or service operations. Offered at \$10.50 PSF, NNN.

[🔗 VIRTUAL TOUR 🔗](#)

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Please note: The virtual tour, floor plan, and interior photos shown are of neighboring Unit B. Unit A features a very similar layout and interior configuration.

OFFICE INTERIOR PHOTOS



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WAREHOUSE INTERIOR PHOTOS



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AERIAL VIEW



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AERIAL MAP VIEW — 2.4 MILES FROM I-49



INTERSTATE-49

2.4 MILES 7 MIN

HWY 412

0.3 MILES 1 MIN

HWY 112

0.6 MILES 2 MIN

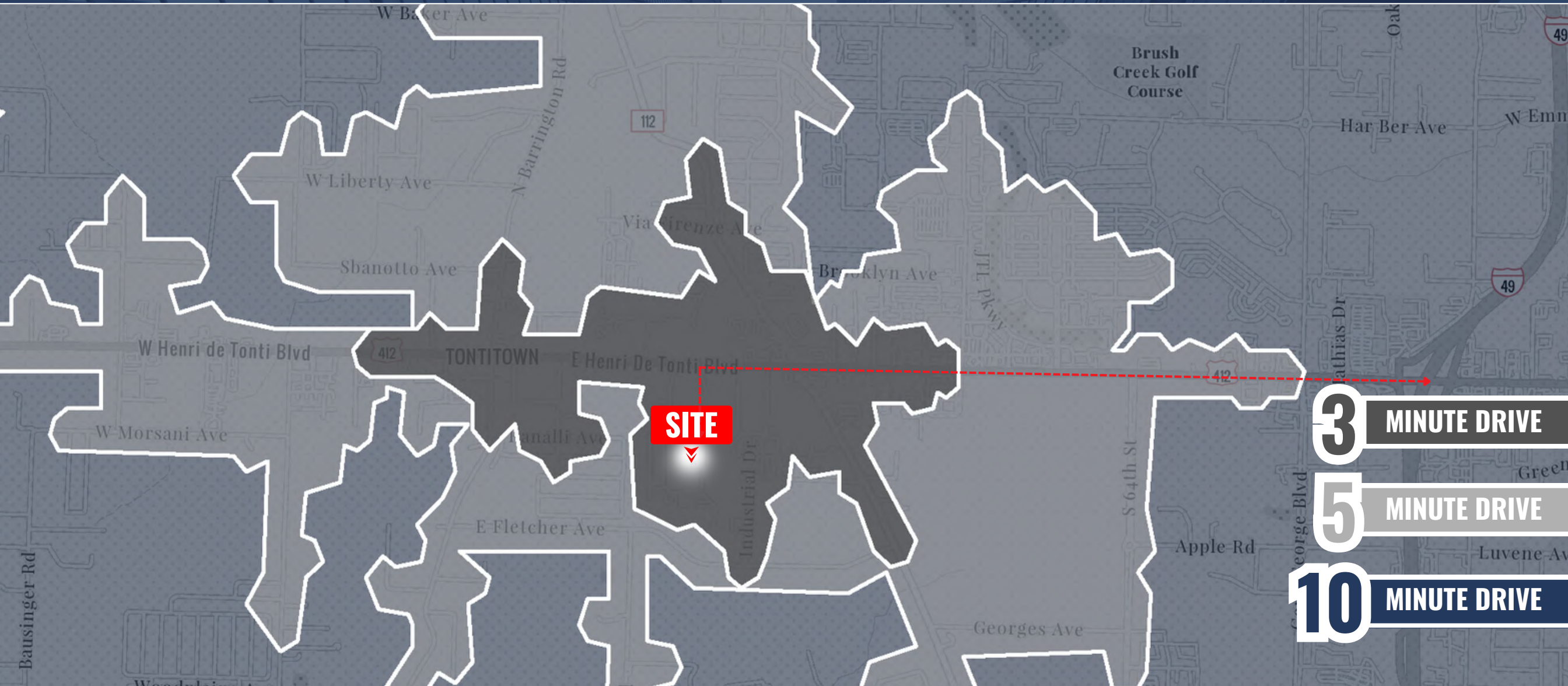
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DRIVE-TIME MAP



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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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