



FINEBERG & ASSOCIATES
COMMERCIAL REAL ESTATE
104 S Main Street Bentonville, AR 72712

ARKREALESTATE.COM



3446 WAGON WHEEL RD - SPRINGDALE, AR 72762

OFFERING SUMMARY

Lease Rate:	\$11.28 SF/month (NNN)
Office SF:	4,700 SF
Warehouse SF:	3,900 SF
Available:	January 2025

PROPERTY HIGHLIGHTS

- High speed fiber available
- Security system & fire alarm
- Data room with separate A/C
- Fully sprinkled
- Hydrant on site

PROPERTY OVERVIEW

Versatile building with office & warehouse offers a combination of possibilities for workspace and manufacturing/storage, perfect for sales, storeroom/supply house. This property is a turnkey solution for businesses in need of both administrative and logistical support under one roof.



ELISSA SONTAG
(479)531-1666
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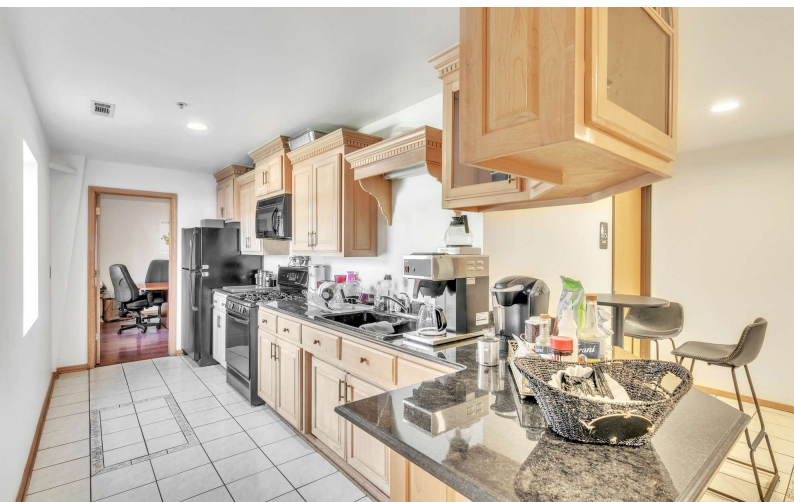




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THE OFFICE AREA PROVIDES A COMFORTABLE ENVIRONMENT EQUIPPED WITH AMENITIES FOR DAILY OPERATIONS, MEETINGS, & ADMINISTRATIVE TASKS. SECURED ENTRY, NUMEROUS OFFICES, FULL KITCHEN, CONFERENCE ROOM, OPEN WORKSPACE AREA, AND MORE.

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FOR MORE INFORMATION ON THIS PROPERTY OR TO SEE OUR OTHER PROPERTIES VISIT ARKREALESTATE.COM



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(479) 271-4161

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THE WAREHOUSE FEATURES HIGH CEILINGS, EASY ACCESS FOR DELIVERIES THROUGH 2 OVERSIZED DRIVE IN DOORS, OUTSIDE STORAGE, AND AMPLE ROOM FOR INVENTORY OR EQUIPMENT STORAGE WITH LOCKED STORAGE CAGES. HEAT ONLY.

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CARPET ONE

FOSTER'S ROOFING

21,000 CPD

**CONVENIENTLY LOCATED ON 5 LANE
WAGON WHEEL, WITH EXCELLENT
TRANSPORTATION LINKS, VIA I-49
ONLY 1/2 MILE AWAY.**

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