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OFFICE/WAREHOUSE BUILDING FOR LEASE

8110 W Ford Springs Rd, Bentonville, AR



CONTACT US TODAY
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Property Understanding

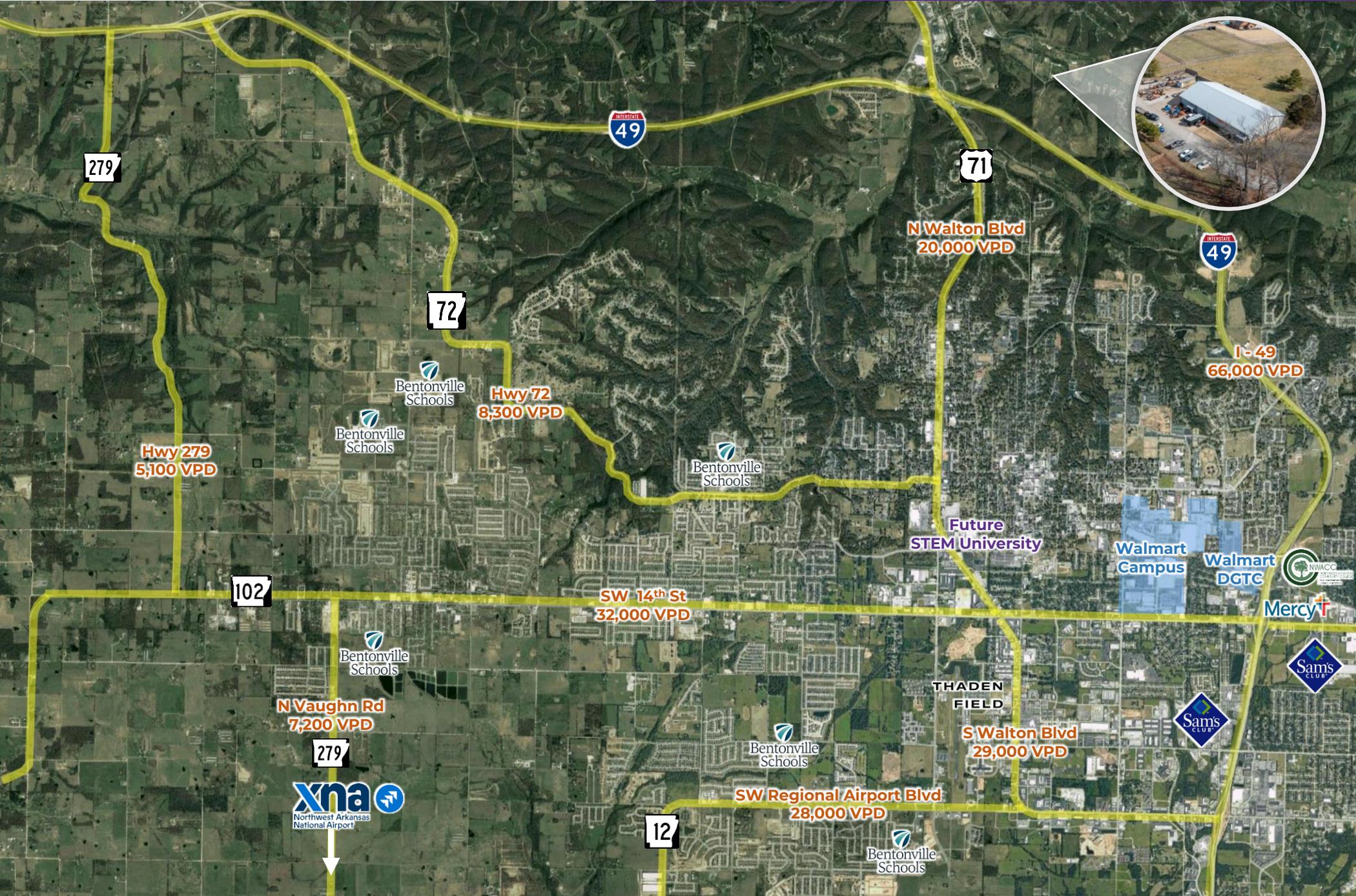
OVERVIEW

Offering	For Lease
Lease Rate/Type	\$11.00/SF NNN
Address	8110 W Ford Springs Rd, Bentonville, AR 72712
Property Type	Office/Warehouse
Building & Lot Size	±8,812 SF ±1.34 Acres
Office & Warehouse Size	±5,395 SF ±3,417 SF
Year Built	2007
Storage Building	±360 SF
Available	May 2026
Traffic Count	W Ford Springs Rd – 1,300 VPD



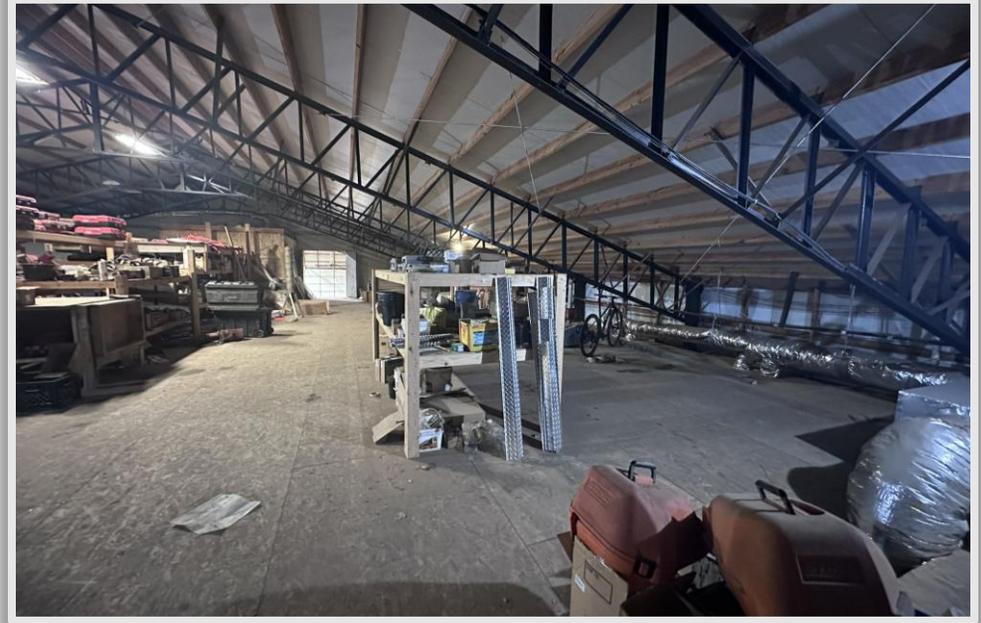
PROPERTY HIGHLIGHTS

- **Warehouse Features:** Heated space featuring three roll-up drive-in doors, a hydraulic lift, and an expansive storage area with shelving spanning above the entire office section
- **Leasing Flexibility:** Includes 12 private offices, a conference room, lobby, and a breakroom with a full kitchen. Ideal for single-tenant or shared office use depending on your needs
- **Secure Access:** Equipped with mag-lock doors and surveillance cameras for added protection
- **Excellent Regional Access:** Prime accessibility with proximity to major thoroughfares—only 1.9 miles from I-49 and 1.4 miles from Hwy 71—providing efficient travel across Northwest Arkansas and Southwest Missouri









Bentonville, AR



Bentonville sits at the center of one of the nation's fastest-growing regions, transforming over the past two decades from a quiet small town into a thriving hub of innovation, commerce, and culture. The city anchors the Fayetteville–Springdale–Rogers metropolitan area, which the Milken Institute ranked as the No. 1 Best-Performing Large Metro in the United States for 2026, citing its strong labor market, robust high-tech sector, and exceptional housing affordability. As home to the global headquarters of Walmart, Bentonville attracts an international network of suppliers, vendors, and Fortune 500 partners, fueling continual economic expansion throughout Northwest Arkansas.

Bentonville also stands at the forefront of medical education with the newly opened Alice L. Walton School of Medicine, an innovative institution centered on whole-health learning that welcomed its inaugural class in 2025 and sits on a state-of-the-art campus connected to Crystal Bridges Museum of American Art. Complementing its economic and educational strengths, the city is celebrated as the Mountain Biking Capital of the World, offering direct access to an extensive trail network from its vibrant downtown, along with cultural destinations including Crystal Bridges, The Momentary, and The Amazeum. This powerful blend of economic vitality, innovative education, cultural richness, and outdoor lifestyle continues to make Bentonville one of America's most dynamic and forward-moving communities.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

19,561

71,384

230,578

Households

7,468

27,783

86,024

Average Age

40.5

38.7

37.9

Average Household Income

\$173,653

\$157,883

\$141,639

Businesses

483

2,245

5,955

**Demographic details based on property location*

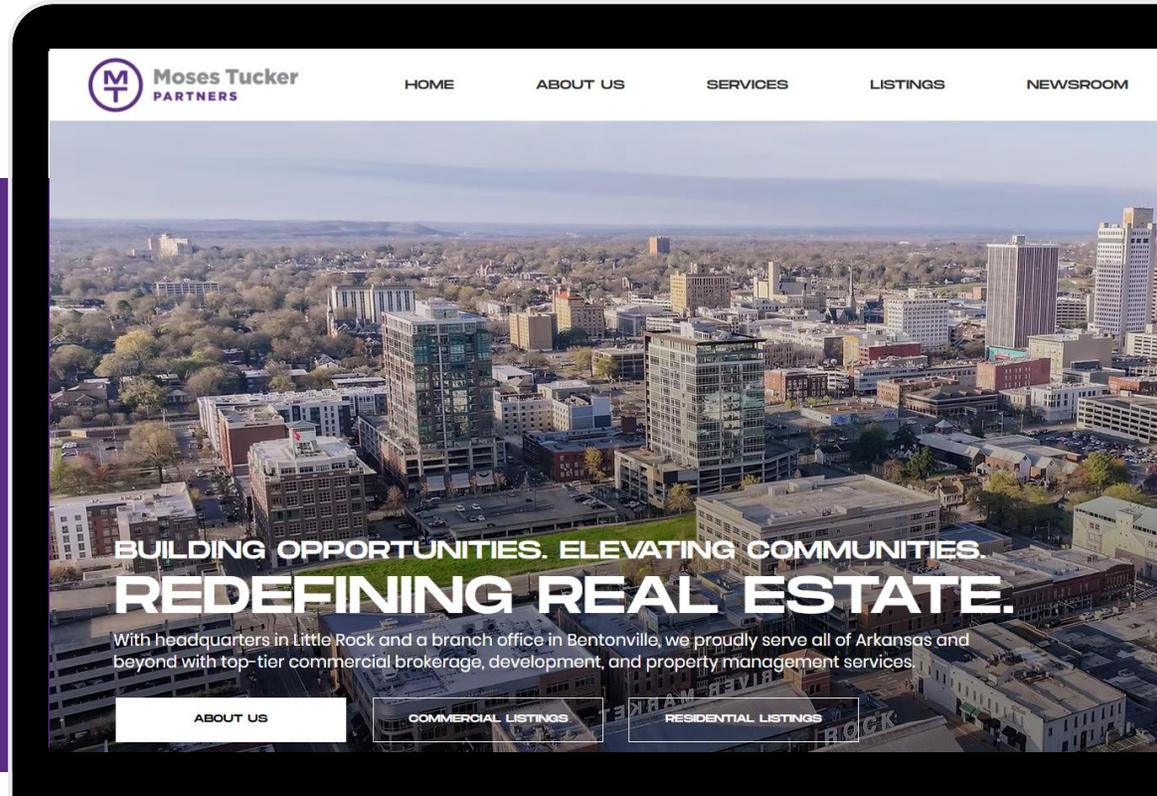
CONNECT

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