

2763 E ROBINSON AVE, SPRINGDALE

FLEX BUILDING FOR SALE



TWICE THE ICE IS A PARKING LOT TENANT,
AND THE LEASE CONVEYS WITH THE SALE.

МАУЕКАША  DAS

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LEASE OVERVIEW

AVAILABLE:	7,200 SF 0.93 AC
ASKING PRICE:	\$1,200,000
BAY DOORS:	2 (24' x 14')
MIN WALL HEIGHT:	16'
PEAK HEIGHT:	19'
PARKING:	35 - 40 SPACES
OFFICE SF:	±1,500 SF

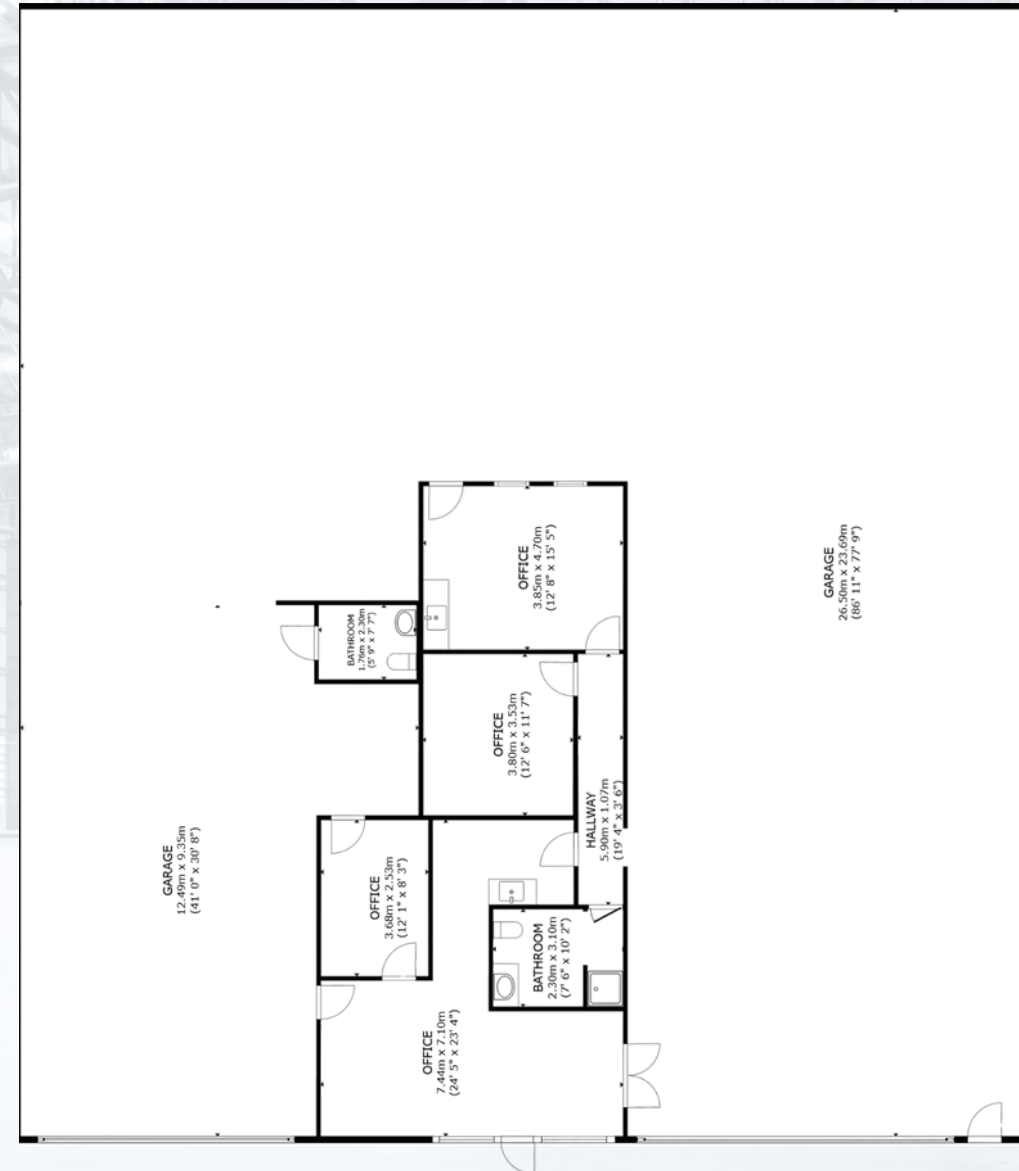
EXECUTIVE SUMMARY

This ±7,200 SF flex building offers a versatile opportunity for owner-users or investors seeking a well-positioned industrial asset along the Highway 412 corridor. Situated just 5.2 miles from Interstate 49, the property features ±1,500 SF of office space including a reception area, breakroom, three private offices, and two restrooms. Additional property highlights include two oversized bay doors (24' x 14'), 16' minimum wall height, 19' peak height, and approximately 35–40 parking spaces, making the property well-suited for a variety of warehouse, service, distribution, or flex users. Additionally, the property includes an existing income-producing tenant, Twice the Ice, located within the parking lot area. The Twice the Ice lease will convey with the sale of the property and is currently generating \$600 per month on a month-to-month lease, providing supplemental income for a future owner.

[VIRTUAL TOUR](#)

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FLOOR PLAN



① PROPERTY INCLUDES AN EXISTING INCOME-PRODUCING TENANT, TWICE THE ICE, LOCATED IN THE PARKING LOT AREA. THE LEASE WILL CONVEY WITH THE SALE AND CURRENTLY GENERATES \$600/MONTH ON A MONTH-TO-MONTH BASIS.

7,200 SF BUILDING



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INTERIOR PHOTOS



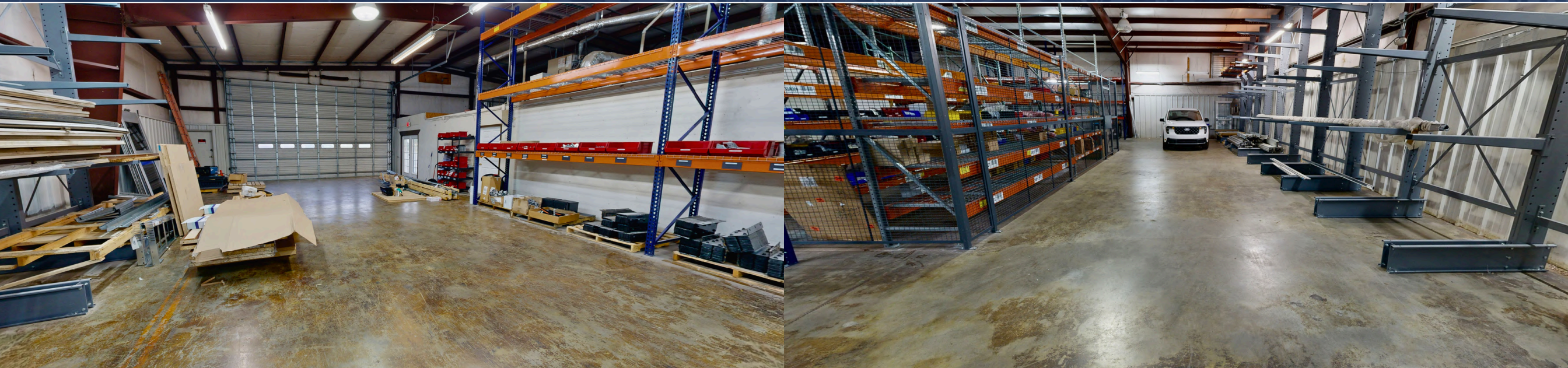
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INTERIOR PHOTOS



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AERIAL VIEW



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AERIAL VIEW



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OVERHEAD VIEW



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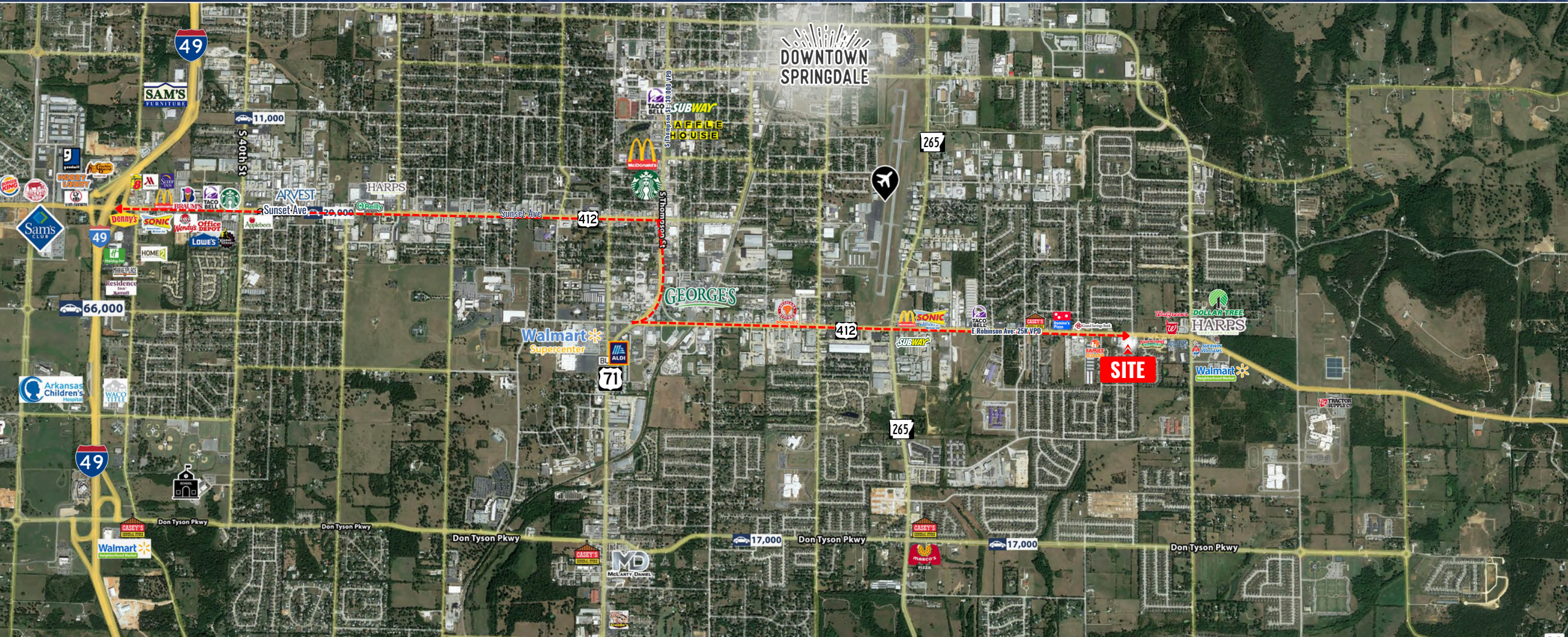
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AERIAL MAP VIEW



INTERSTATE-49

5.2 MILES 15 MIN

HWY 412

0.0 MILES 0 MIN

HWY 71-B

2.3 MILES 6 MIN

HWY 265

1.0 MILES 3 MIN

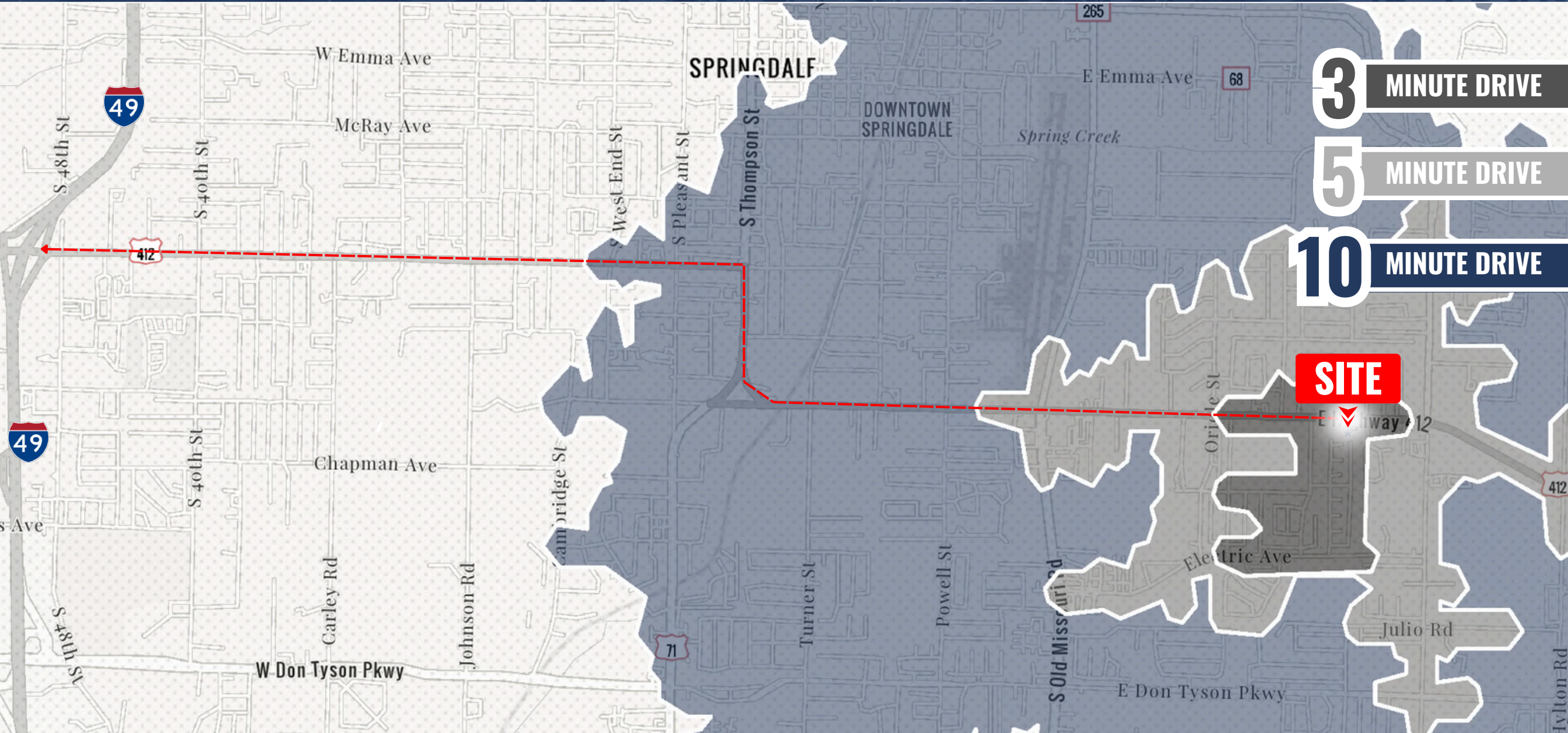
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DRIVE-TIME MAP



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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.

