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WAREHOUSE FOR SUBLEASE

908 SE 21st Street, Bentonville, Arkansas



CONTACT US TODAY
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Property Understanding

OVERVIEW

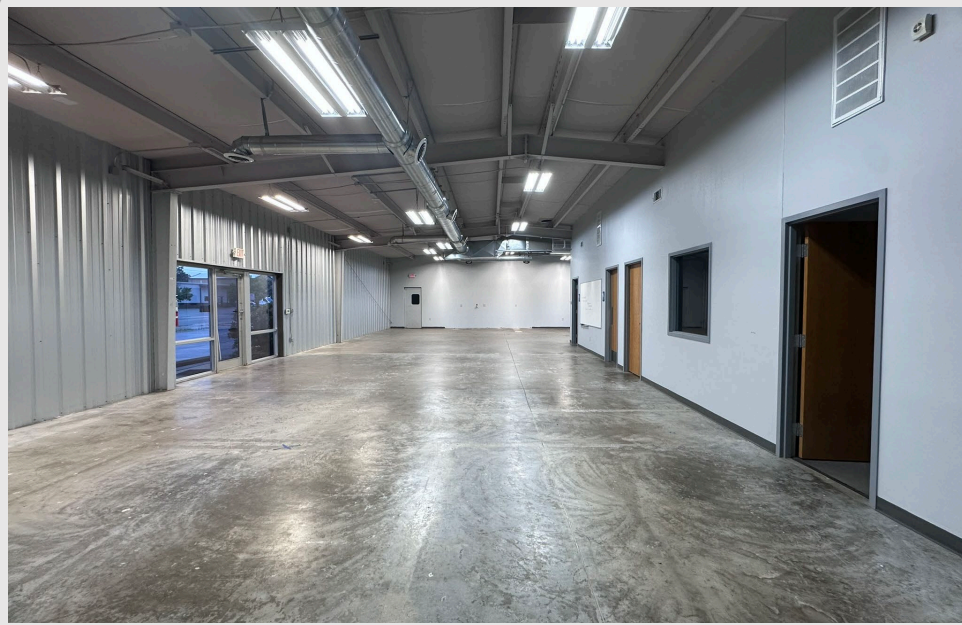
Offering	For Sublease
Sublease Rate	\$12.00/SF
Sublease Type	NNN (Est. \$1.27/SF)
Address	908 SE 21 st Street, Bentonville, AR 72712
Property Type	Warehouse/Industrial
Building Size	Total – ±8,400 SF ○ Showroom/Office – ±2,960 SF ○ Warehouse – ±5,440 SF
Traffic Count	SE J St – 18,000 VPD

PROPERTY HIGHLIGHTS

- Flexible Warehouse + Showroom/Office opportunity located just off SE J Street, a high-traffic corridor with 18,000+ VPD in the heart of Bentonville's rapidly growing commercial district
- Premier corporate connectivity: Only 0.6 miles from the new Walmart Global Campus, 1.5 miles to I-49, and 2.3 miles to the Bentonville Square, offering exceptional accessibility for employees, customers, and logistics
- Well-equipped warehouse featuring two 10' x 10' roll-up drive-in doors, 11' clear height, and heated warehouse space ideal for a variety of operational needs
- Comfortable, client-ready Showroom/Office area with full HVAC, suitable for sales, administrative functions, or customer interaction
- Convenient on-site parking with 18 dedicated spaces in a dense office corridor near Sam's Club Corporate Offices and numerous major Northwest Arkansas employers









Bentonville, AR



Bentonville is located in one of the fastest-growing regions in the country, Northwest Arkansas. In the past 20 years, Bentonville has transformed itself from a sleepy small Arkansas town to a bustling center of commerce and innovative entrepreneurialism, making it a community of choice in Northwest Arkansas.

Situated in Bentonville is the corporate headquarters of Walmart, the largest retailer in the world. With Walmart's prominence in the city, Bentonville is also an international focal point for retail suppliers and other supporting businesses.

Becoming a must-visit cycling and arts destination, Bentonville has been named the Mountain Biking Capital of the World. Visitors and residents alike can enjoy exploring the vast trail network from the downtown square. Bentonville is also home to the esteemed Crystal Bridges Museum of American Art, The Momentary, and The Amazeum.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	59,700	128,741	253,160
Households	23,480	48,112	92,335
Average Age	35.6	35.8	36.8
Average Household Income	\$123,808	\$131,568	\$129,716
Businesses	2,777	4,672	6,525

**Demographic details based on property location*

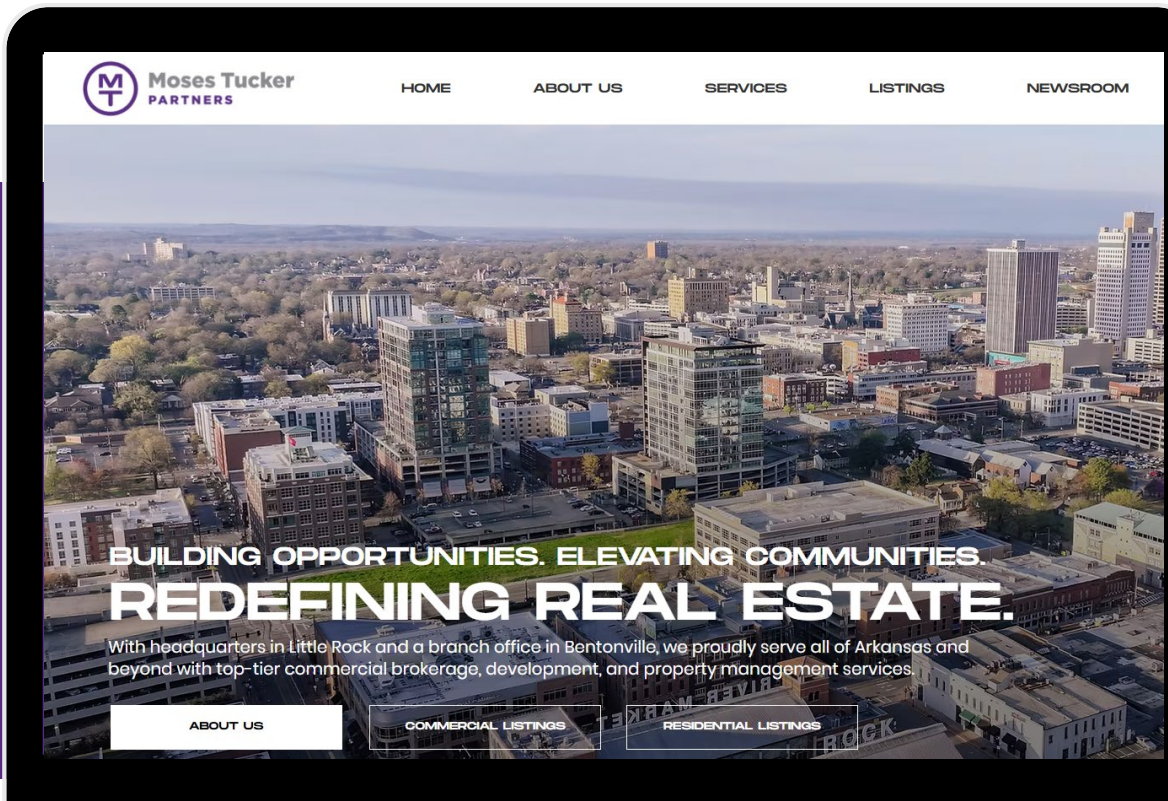
CONNECT

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