

FOR LEASE

# FLEX/WAREHOUSE SPACE

1086 ATHENS AVE | BETHEL HEIGHTS, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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# PROPERTY HIGHLIGHTS

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## HIGHLIGHTS

- Lease rate: \$12.00/SF NNN
- 2,416 ± SF
- Flex/Warehouse Space
- Includes office and restroom
- Close proximity to I-49
- Close proximity to JB Hunt Transport Services and other large corporations

\*information deemed reliable but not guaranteed



# AVAILABLE UNITS

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## Demographics (within a 5 mile radius)

**104,453**  
POPULATION

**\$106,332**  
AVG HH  
INCOME

**96.9%**  
EMPLOYMENT  
RATE

UNIT	SF	PRICE/SF	AVAILABILITY
E	2,416 ± SF	\$12.00	Immediate

# UNIT E PHOTOS

1086 ATHENS AVE | BETHEL HEIGHTS, AR

 CUSHMAN &  
WAKEFIELD

 sage  
PARTNERS



# AERIAL

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