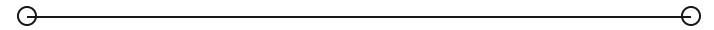


**LEASE**

# Edison Ave

**207-211 EDISON AVENUE**

Benton, AR 72015



**PRESENTED BY:**

**NATHAN HUTCHINS**

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**TIFFANI SILVEY**

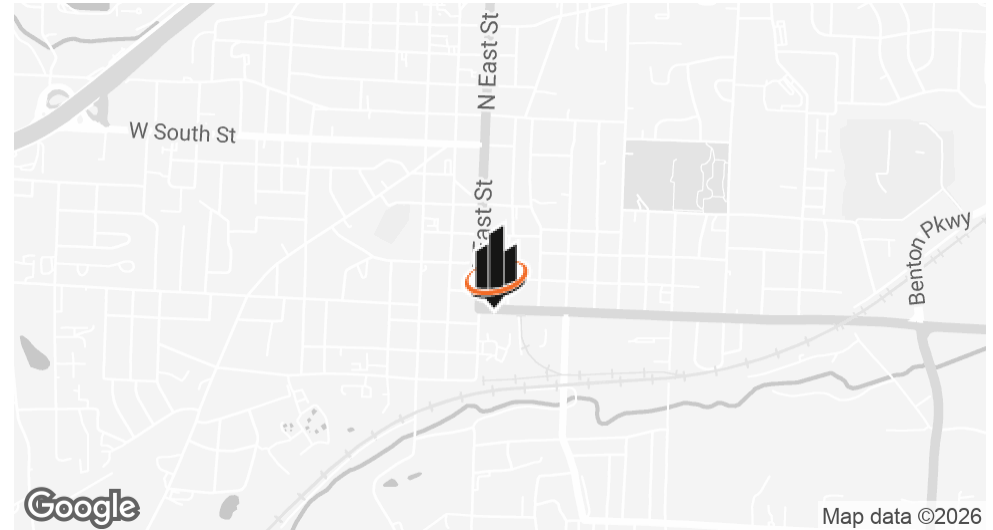
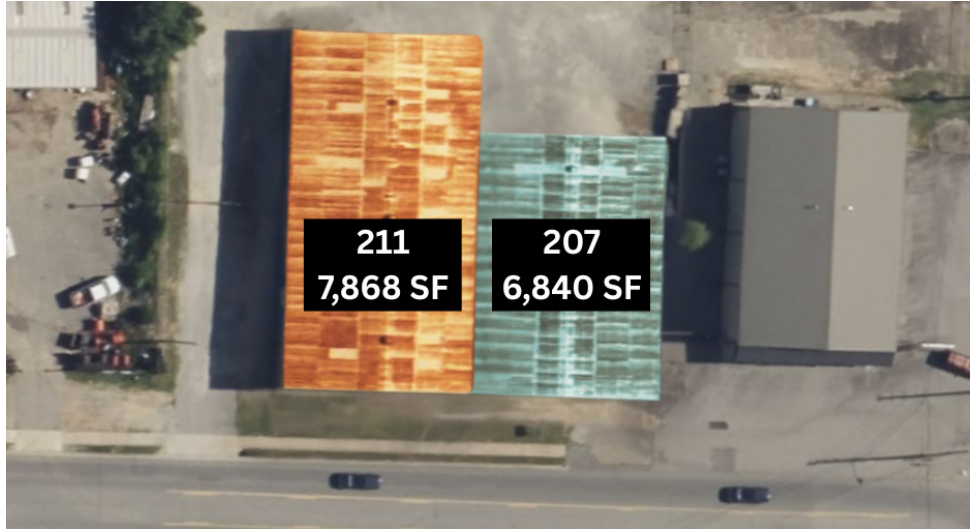
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3,562.50 - 7,354.00 per month (MG)
<b>AVAILABLE SF:</b>	6,840 - 14,708 SF
<b>BUILDING SIZE:</b>	14,708 SF

## PROPERTY DESCRIPTION

An excellent leasing opportunity totaling 14,708 SF, consisting of 207 and 211 Edison Avenue. The spaces are located within one warehouse structure and are divided by an interior wall, allowing them to be leased separately or combined for a larger user.

207 Edison Avenue offers 6,840 square feet with two overhead doors, while 211 Edison Avenue provides 7,868 square feet with three overhead doors. Both sections include access to exterior laydown and storage areas and benefit from a secure, functional industrial setting.

This flexible configuration makes the property ideal for tenants needing scalable space, whether for warehouse, distribution, contractor, or light industrial operations.

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## ADDITIONAL PHOTOS



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	6,840 - 14,708 SF	<b>LEASE RATE:</b>	\$3,562.50 - \$7,354.00 per month

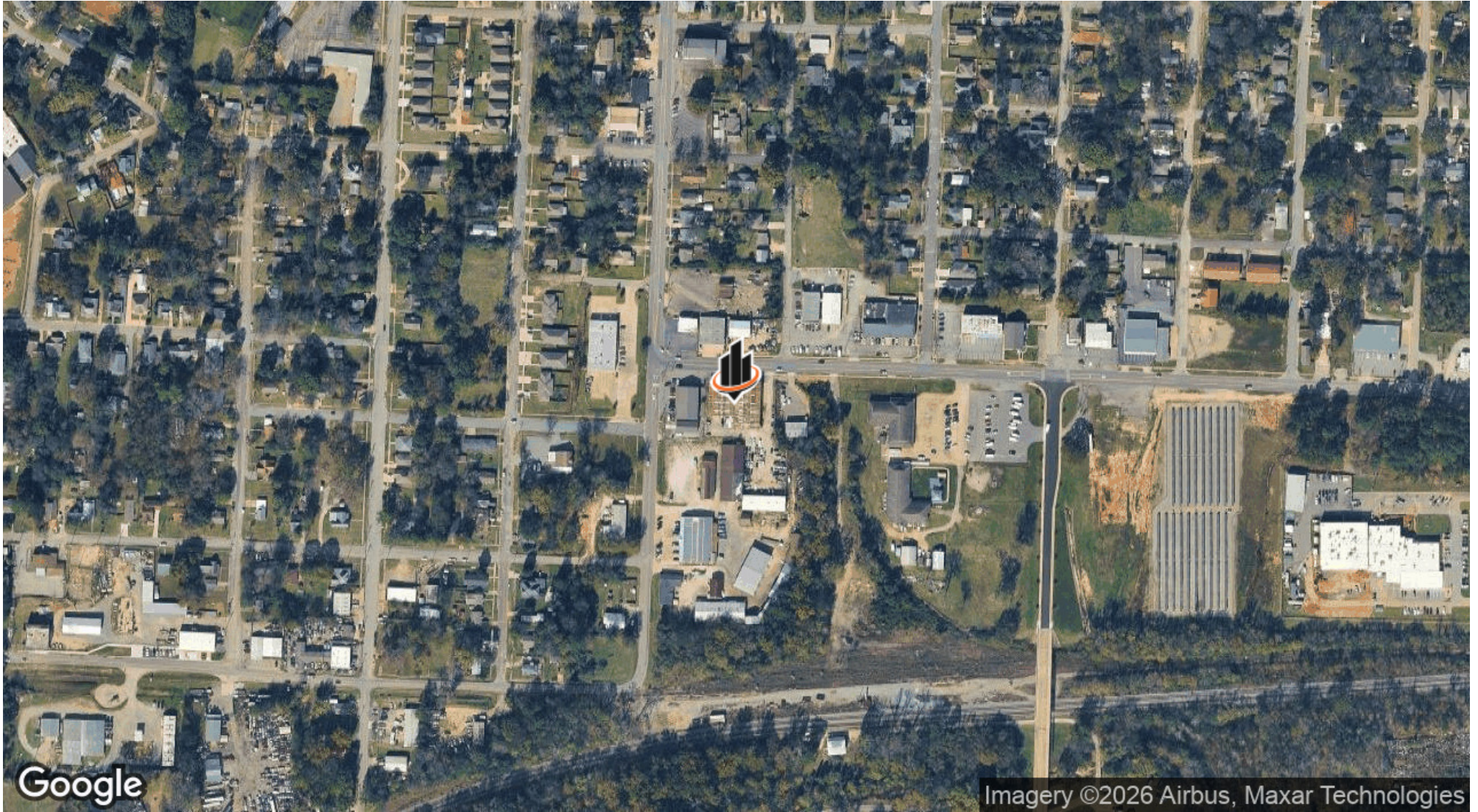
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 207 Edison Ave	6,840 SF	Modified Gross	\$3,563 per month	This 6,840 SF warehouse presents a strong opportunity for owner-users or investors seeking functional industrial space in a central Benton location. The building features two overhead doors for efficient loading and distribution, along with a small exterior laydown and storage area to accommodate equipment or materials. The property is fully fenced and secured with a gated entrance, offering controlled access and added security. With its practical layout and strategic location near I-30, this facility is well suited for warehouse, light industrial, or contractor operations.
■ 211 Edison Ave	7,868 SF	Modified Gross	\$4,098 per month	This 7,868 square foot warehouse offers functional industrial space with three overhead doors designed to support efficient loading and workflow. The property includes an exterior laydown and storage area, ideal for equipment, materials, or fleet use. With practical access points and a strategic location near Interstate 30, this facility is well suited for warehouse, distribution, or contractor operations seeking secure and accessible space in the Benton market.
■ 207 & 211 Edison Ave	14,708 SF	Modified Gross	\$7,354 per month	This 14,708 SF warehouse opportunity at 207 and 211 Edison Avenue offers a substantial, functional industrial footprint within one continuous building in the heart of Benton. The property features five overhead doors to support efficient loading, distribution, and operational flow, along with exterior laydown and storage space ideal for equipment, materials, or fleet use. Positioned in an established industrial corridor with convenient access to I-30, this facility is well suited for warehouse, distribution, manufacturing, or contractor operations seeking a secure, centrally located space with strong accessibility and room to operate.

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## LOCATION MAP



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**EDISON AVE** | 207-211 Edison Avenue Benton, AR 72015

**SVN | ARKBEST REALTY, LLC** 5