



**612 NORTHERN BYPASS**

**612**

**412**

**412**

**612**

**US HWY 412**

**412**

**±11.58 ACRES**

**MUSTEEN RD**

**MUSTEEN RD**



**PALMER HAYS**, SIOR MEMBER ASSOCIATE  
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**OUTDOOR STORAGE YARD FOR LEASE**

**270 MUSTEEN RD, TONTITOWN**



# SITE SUMMARY

OUTDOOR STORAGE YARD FOR LEASE



## OVERVIEW

**\$15,000**  
PER MONTH

**OUTDOOR STORAGE YARD**  
FOR LEASE

**±11.58 ACRES**  
SUBDIVIDEABLE

ADDRESS	270 MUSTEEN RD
CITY, STATE	TONTITOWN, AR
MONTHLY RENT	\$15,000

**LANDLORD TO ADD SECURITY FENCE AND GRAVEL WITH ACCEPTABLE LEASE TERM**

- + LANDLORD CAN LEASE PROPERTY INTO TWO SECTIONS (MINIMUM 5 ACRES)
- + 612 NORTHERN BYPASS CURRENTLY UNDER CONSTRUCTION (DIRECTLY NORTH OF SITE)





# SURVEY COMING SOON



**±11.58 ACRES**

**MUSTEEN RD**

**US HWY 412**



**AERIAL VIEW**

**OUTDOOR STORAGE YARD FOR LEASE**



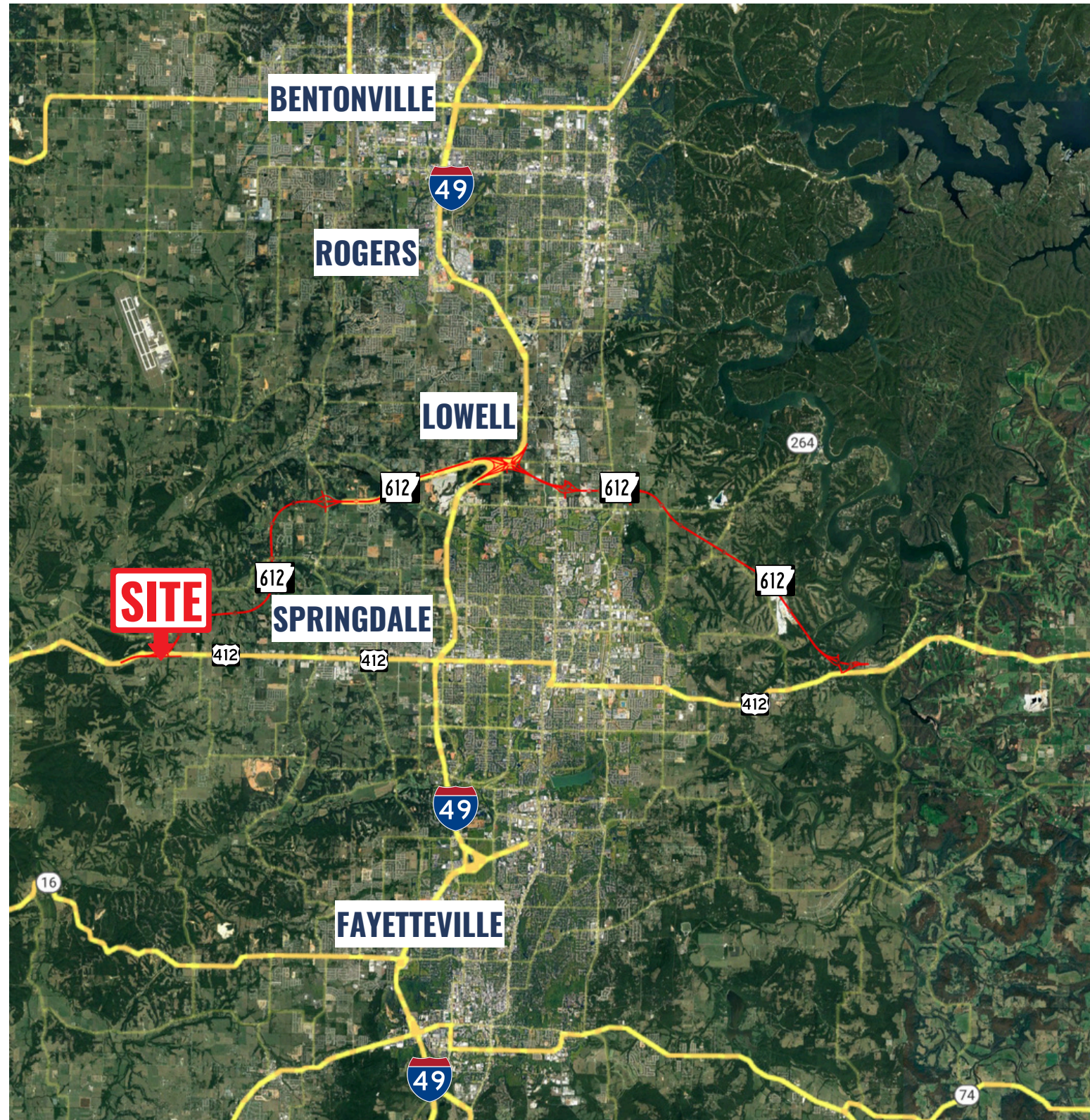
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# AERIAL VIEW

OUTDOOR STORAGE YARD FOR LEASE



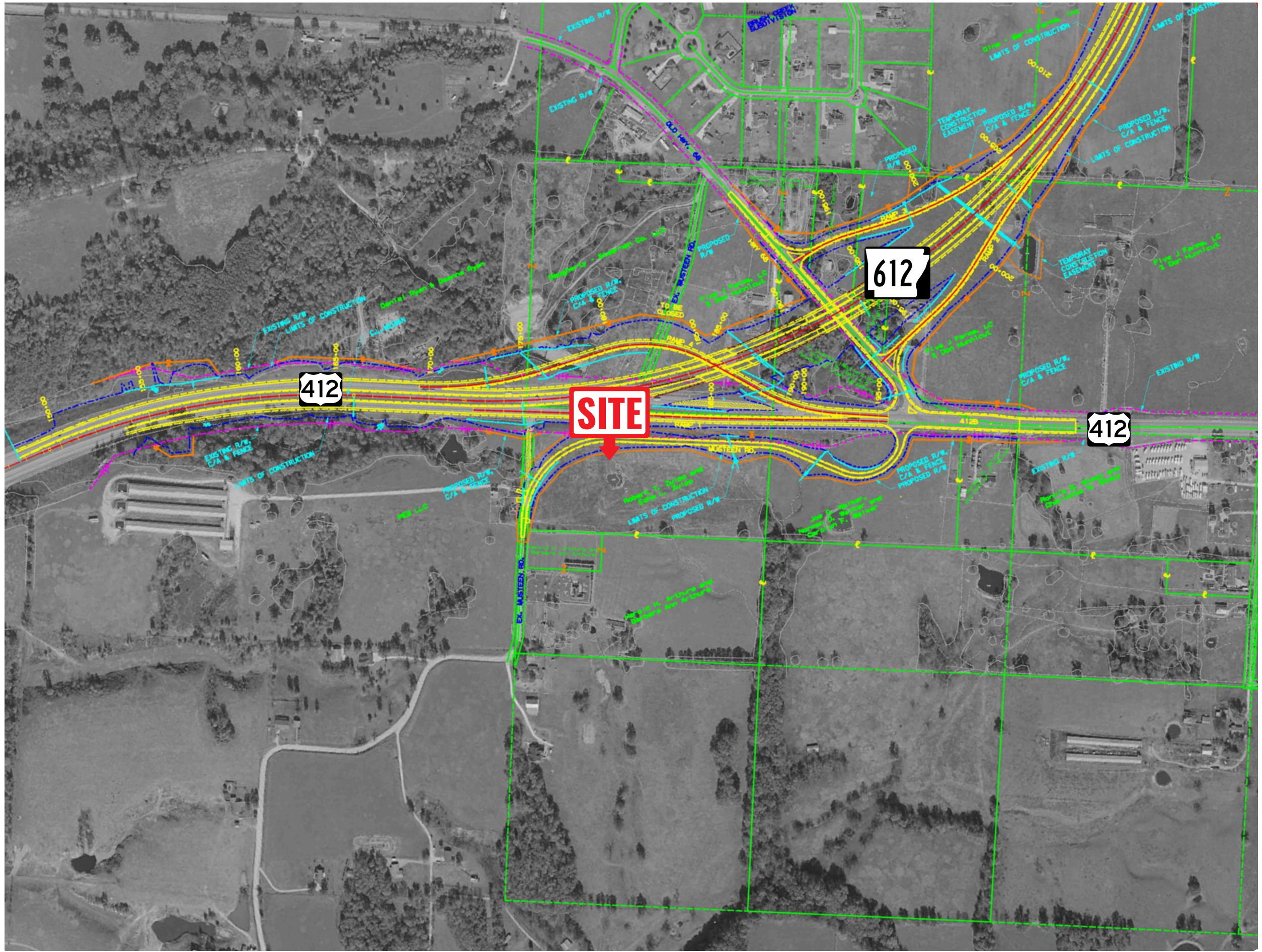
## DRIVE-TIME FROM SITE

CITY	MILES	DRIVE TIME
SPRINGDALE	4.4 MILES	6 MIN
LOWELL	11.2 MILES	18 MIN
FAYETTEVILLE	12.0 MILES	18 MIN
ROGERS	15.0 MILES	20 MIN
BENTONVILLE	16.8 MILES	25 MIN
TULSA	99.1 MILES	1 HR 35 MIN



# PROJECT MAP

OUTDOOR STORAGE YARD FOR LEASE



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