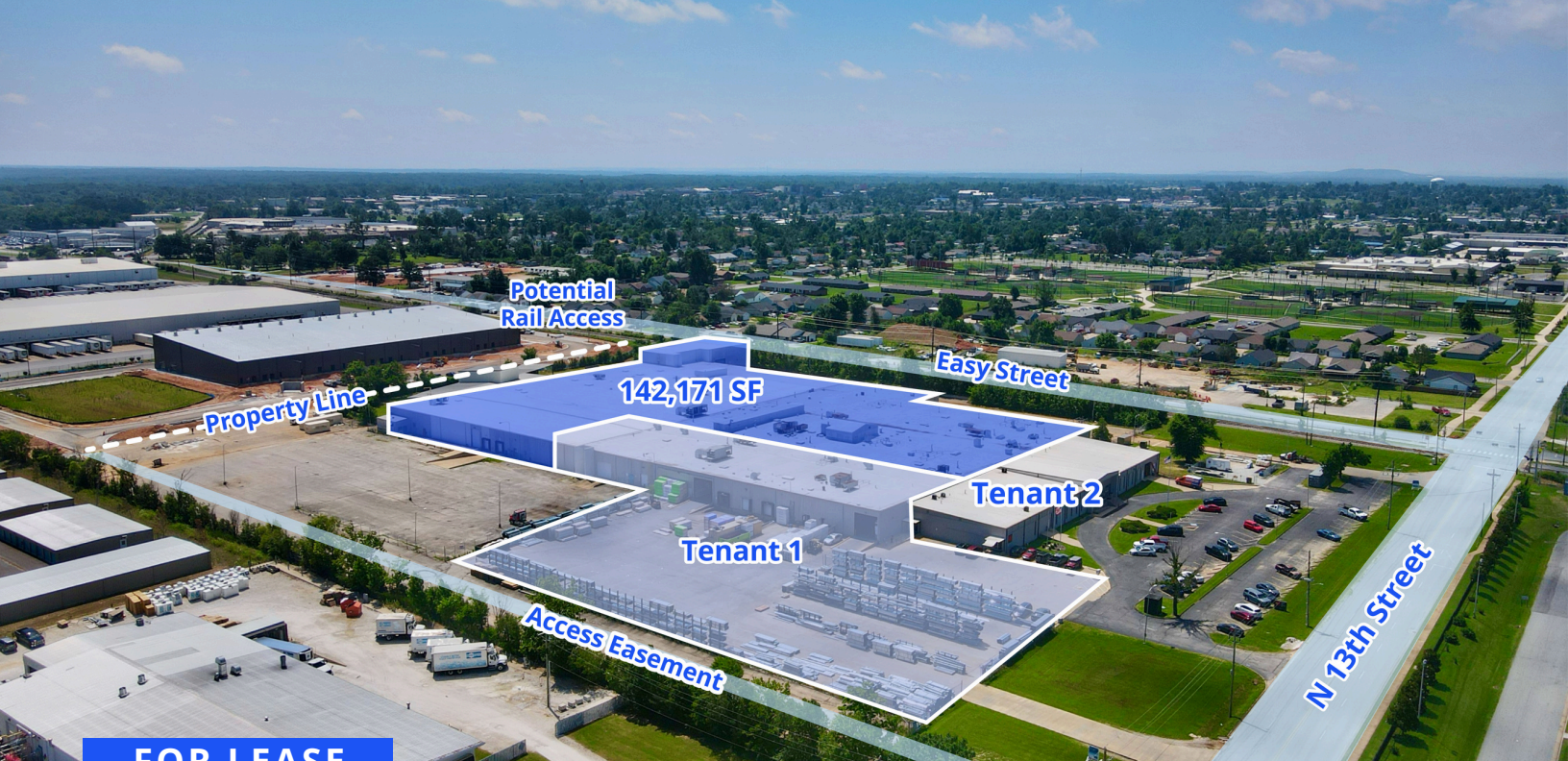




**FOR LEASE**

Asking Rate:

**\$5.25 PSF NNN**

\*Yard Space negotiable

#### Contact us:

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# 1315 N 13th Street

Rogers, Arkansas

#### Recent Capital Improvements

**Full TPO roof  
replacement  
2025**

**HVAC  
replacements  
2025**

**3,000-amp electrical  
switchgear upgrade  
2025**

**New fire  
panel  
2026**

#### Property Amenities

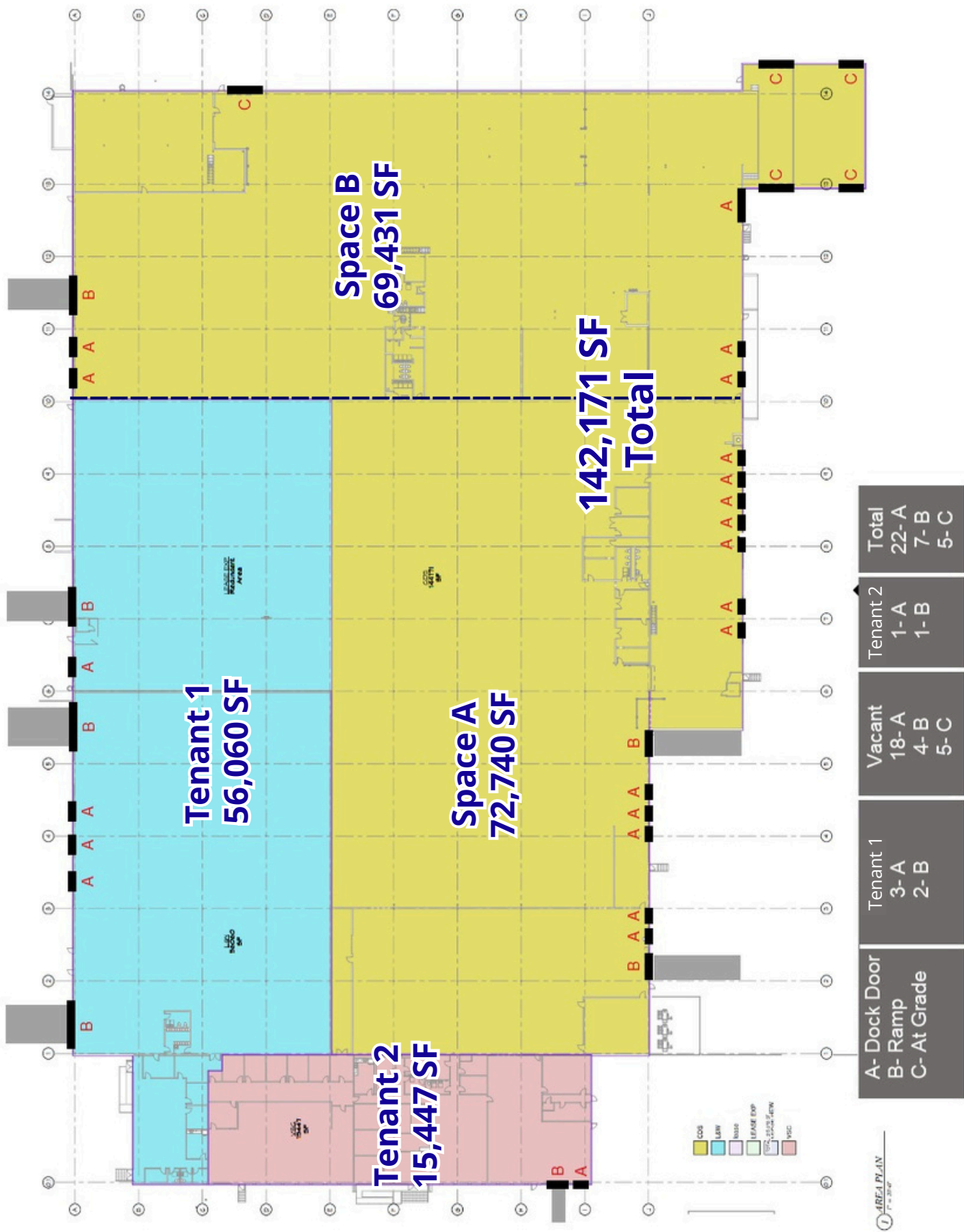
- 142,171 SF total
- Can be subdivided into 72,740 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- 18 dock doors, 4 ramps, and 5 at-grade doors (see page 2)
- 16'4" clear height
- Quick access to Highway 62 and 3 miles to Interstate 49
- Fully sprinklered
- Potential rail access with bay and rail car dock
- Potential +/- 3.3-acre yard with +/- 10,000-SF covered storage area

Industrial Warehouse space for lease with quick access to Highway 62 near the N 13th Street and W Easy Street intersection in Rogers, Arkansas. Space may be subdivided and includes several loading docks and a 20-ton crane. Covered outdoor storage is included with potential rail access. Located on N 13th Street within 3 miles of I-49.

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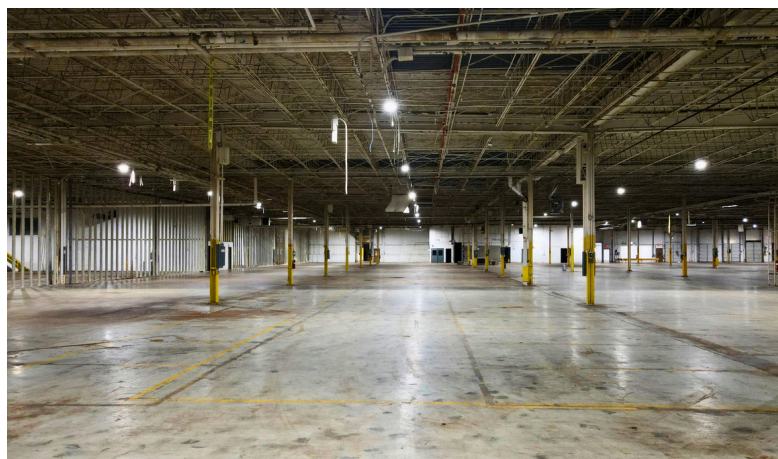
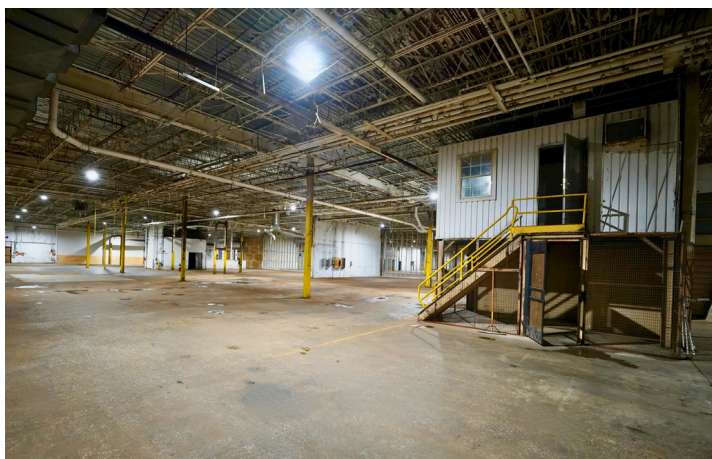
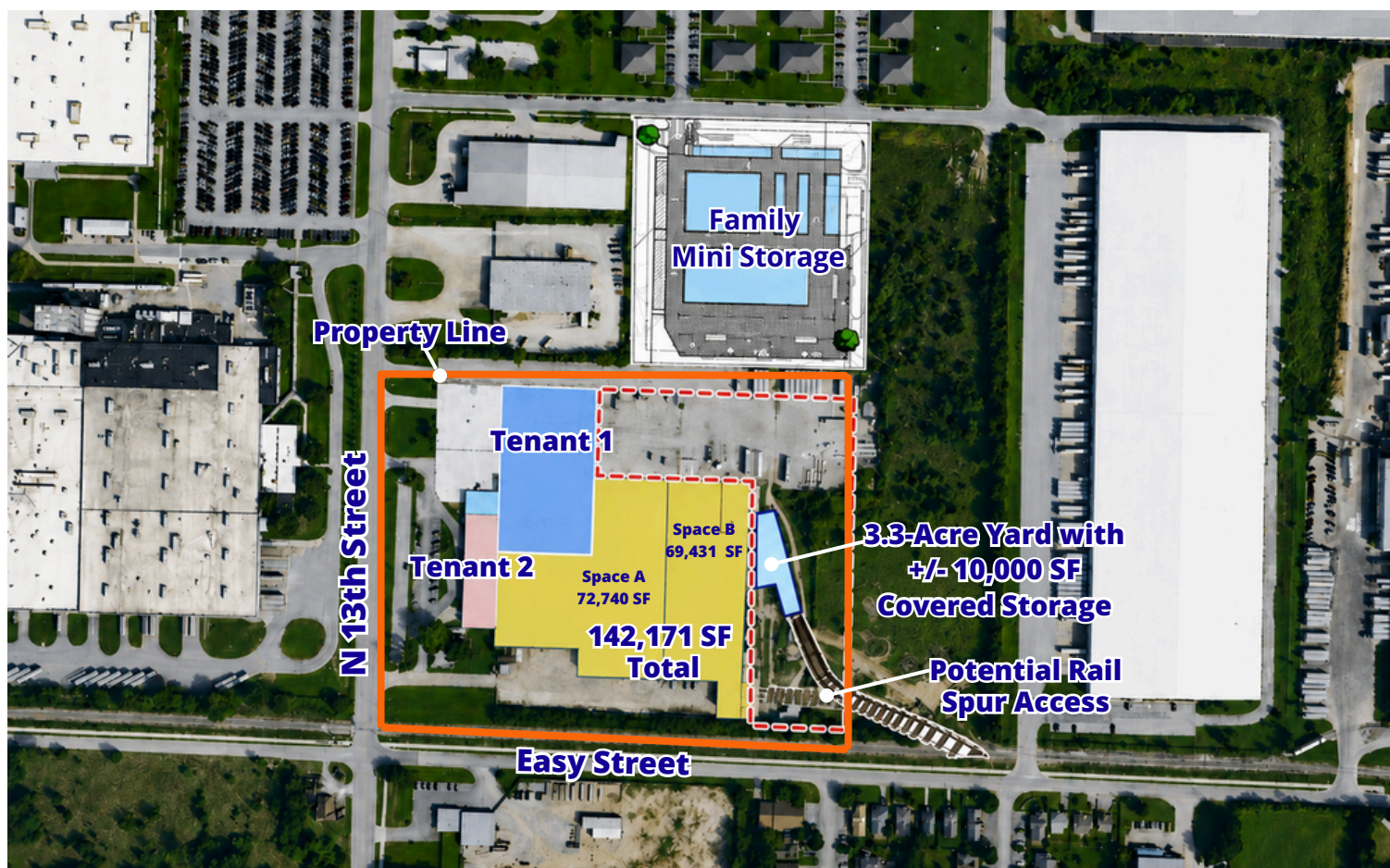
# Floor Plan





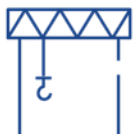
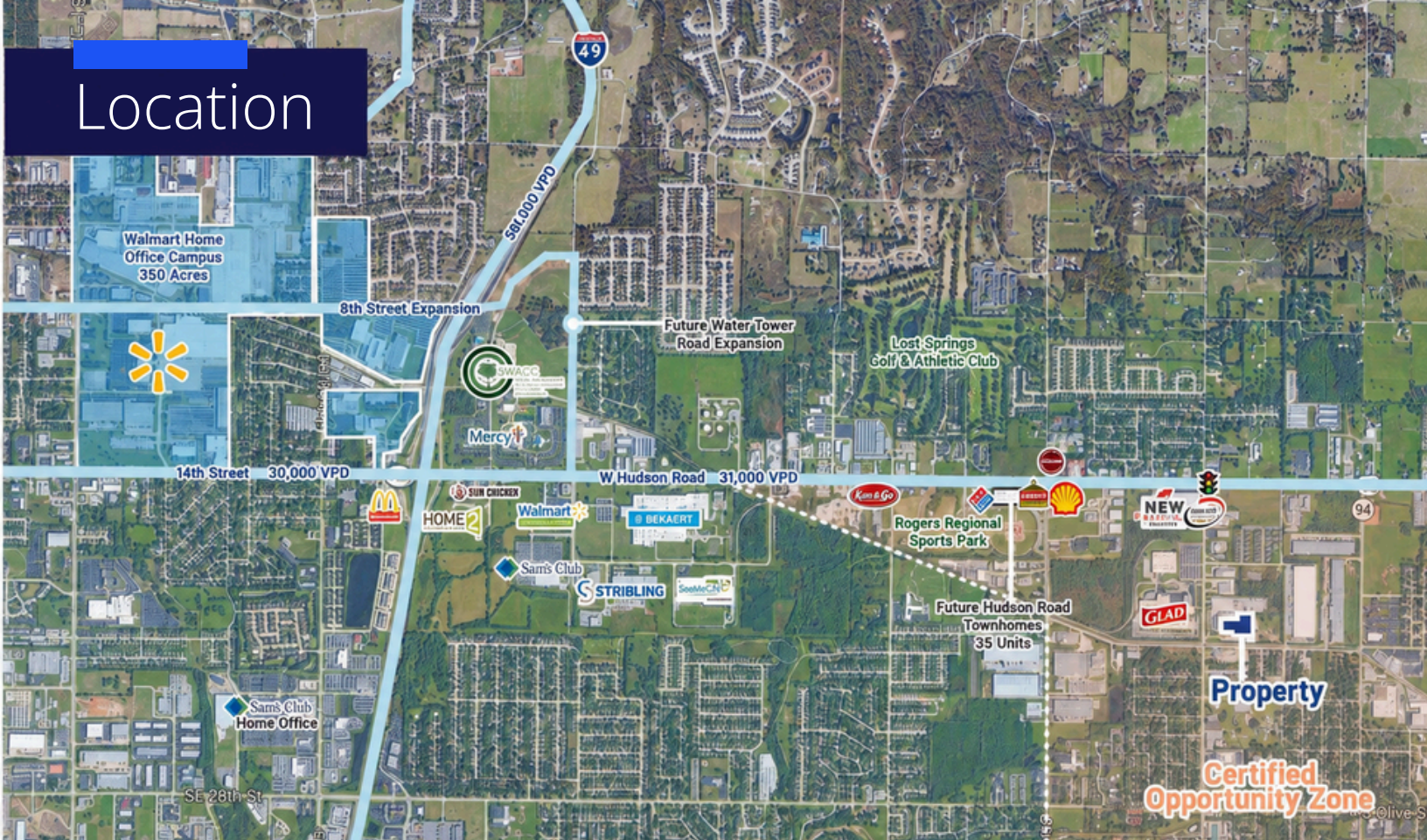
# Micro Aerial

+/- 3.3-acre storage yard with  
+/- 10,000-square-foot covered storage area

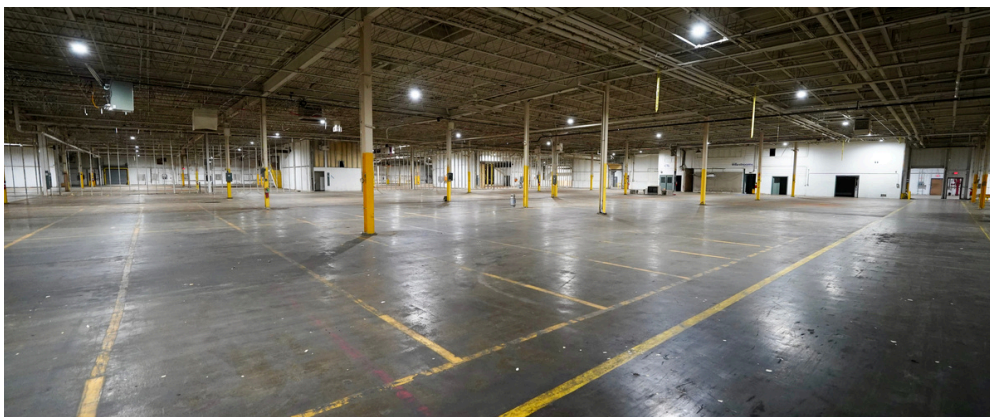




# Location



- 20-ton crane bay with rail car dock
- (2) 3-ton cranes
- (1) 2-ton crane
- Clear height of 16'4"
- Heated
- 22 loading docks, 7 ramps, and 5 at-grade doors
- Covered loading area



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