

FOR LEASE — RENOVATED 2026

18,398-48,117 ±SF INDUSTRIAL SPACE

1601 E PUMP STATION RD | FAYETTEVILLE, AR



CUSHMAN &
WAKEFIELD



sage
PARTNERS

FOR MORE INFORMATION, PLEASE CONTACT:

ETHAN FOWLER
501 590 6544
efowler@sagepartners.com

MARSHALL SAVIERS
479 422 1620
mtsaviors@sagepartners.com

PROPERTY OVERVIEW

ADDRESS	1601 E Pump Station Rd, Fayetteville, AR 72701
AVAILABLE SF	18,398 - 48,117 ±SF
AVAILABLE YARD SPACE	2.00 ±AC
ASKING RATE	\$7.00/SF NNN
DOCKS	3
DRIVE INS	5 (14x16)
CLEAR HEIGHTS	17'-32.5'
ZONING	I-2 (General Industrial)

NOTES

- Renovated in 2026
- Quality 2-story office space with 2 conference rooms & reception area
- Ample yard space able to be accommodated, with power in the yard
- 3 phase, 480V, 1200 amps of power on site

AREA DEMOGRAPHICS



31 % POPULATION GROWTH IN NWA



36 PEOPLE MOVING TO NWA PER DAY



3,042 TOTAL BUSINESSES



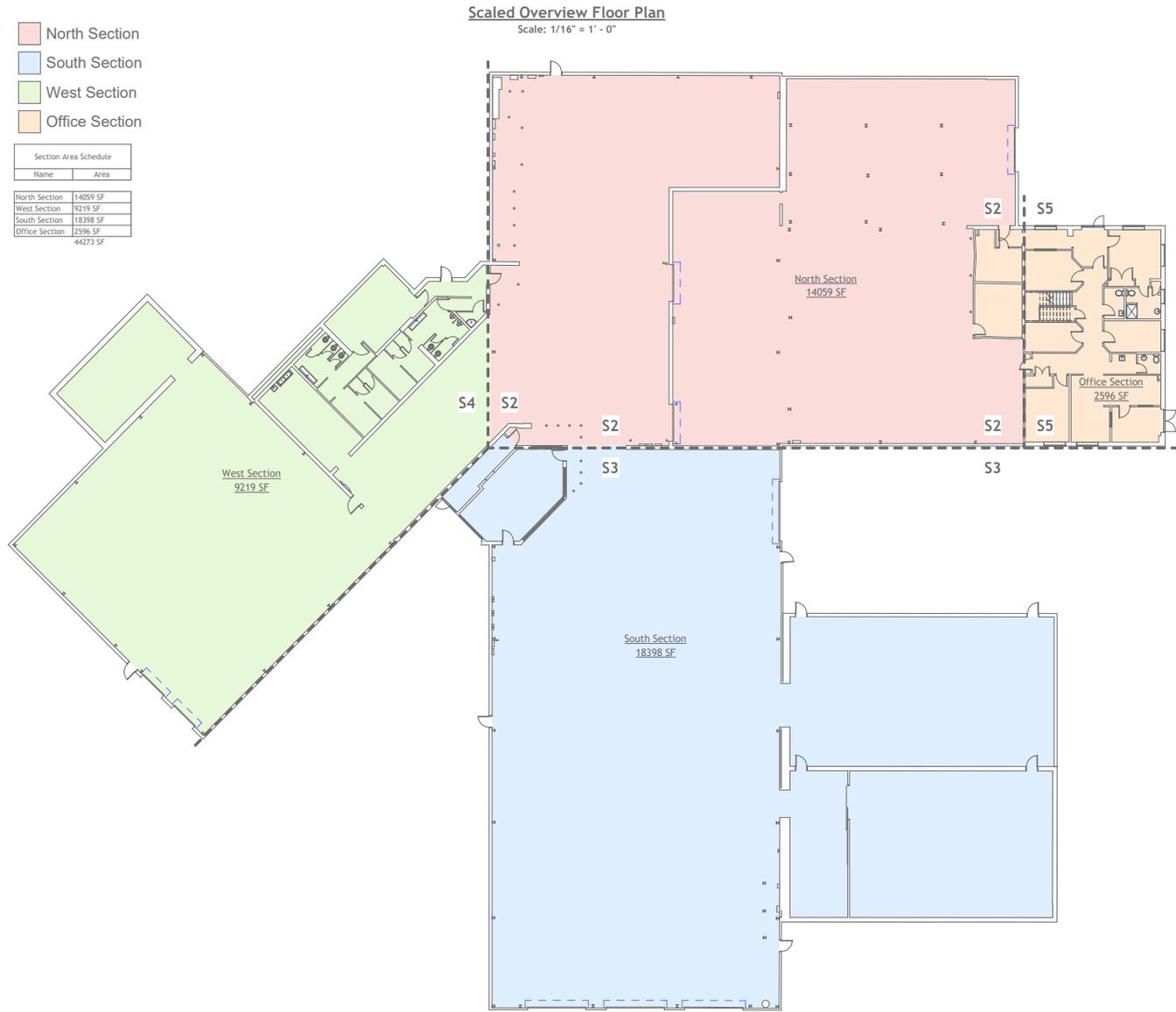
56,945 TOTAL EMPLOYEES

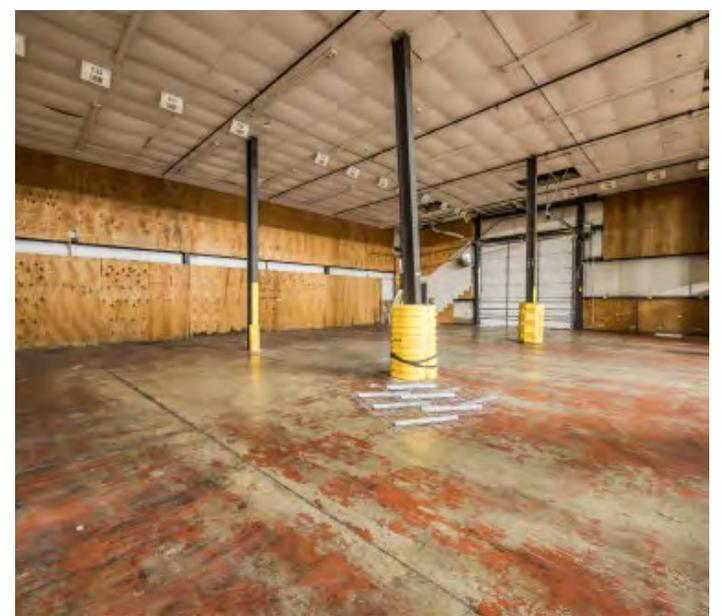
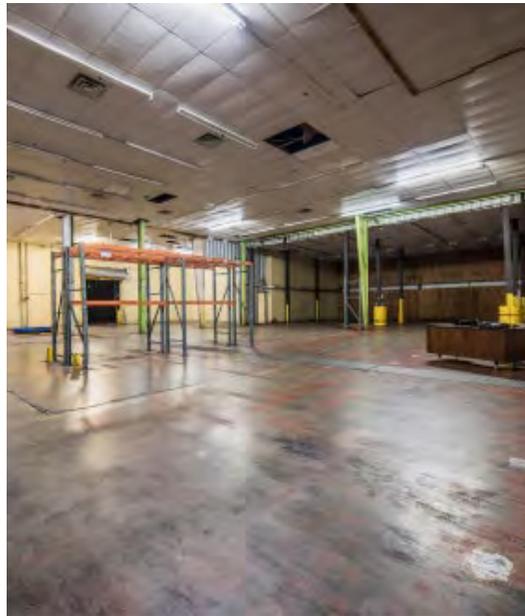
**Demographics based on a 5 mile radius. Source: NWA Council, ESRI*

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PROPERTY FLOOR PLAN







SITE AERIAL



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