

WAREHOUSE UNITS FOR LEASE

555C, 555D2, 559A, 555E, & 559B N 13TH STREET, ROGERS, AR



PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

LEASE OVERVIEW

TOTAL SF: 8,586 SF

ASKING RENT: **\$10.00 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 2

DOCK LEVEL DOORS: 1

MIN WALL HEIGHT: 16'

PEAK HEIGHT 19'

PARKING SPACES: 6

POWER: 3-PHASE

PROPERTY HIGHLIGHTS

- 3.3 MILE DRIVE TO INTERSTATE-49
- SUITES 559A AND 559B (13,536 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL **22,122 SF**, WITH AN INTERIOR BAY DOOR CONNECTING THE TWO SUITES.
- LANDLORD TO DELIVER RESTROOMS IN UNITS 559A AND 559B BY EARLY Q2

VIRTUAL TOUR

SUITES 559B AND 559A (8,586 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF



LANDLORD TO DELIVER RESTROOMS IN UNITS 559A AND 559B BY EARLY Q2



LEASE OVERVIEW

TOTAL SF: 13,536 SF

ASKING RENT: **\$10.00 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 2

DOCK LEVEL DOORS: 1

MIN WALL HEIGHT: 16'

PEAK HEIGHT 19'

PARKING SPACES: 6

POWER: 3-PHASE

PROPERTY HIGHLIGHTS

- 3.3 MILE DRIVE TO INTERSTATE-49
- SUITES 559B AND 559A (8,586 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF, WITH AN INTERIOR BAY DOOR CONNECTING THE TWO SUITES.
- LANDLORD TO DELIVER RESTROOMS IN UNITS 559A AND 559B BY EARLY Q2

VIRTUAL TOUR

SUITES 559B AND 559A (8,586 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF



LANDLORD TO DELIVER RESTROOMS IN UNITS 559A AND 559B BY EARLY Q2



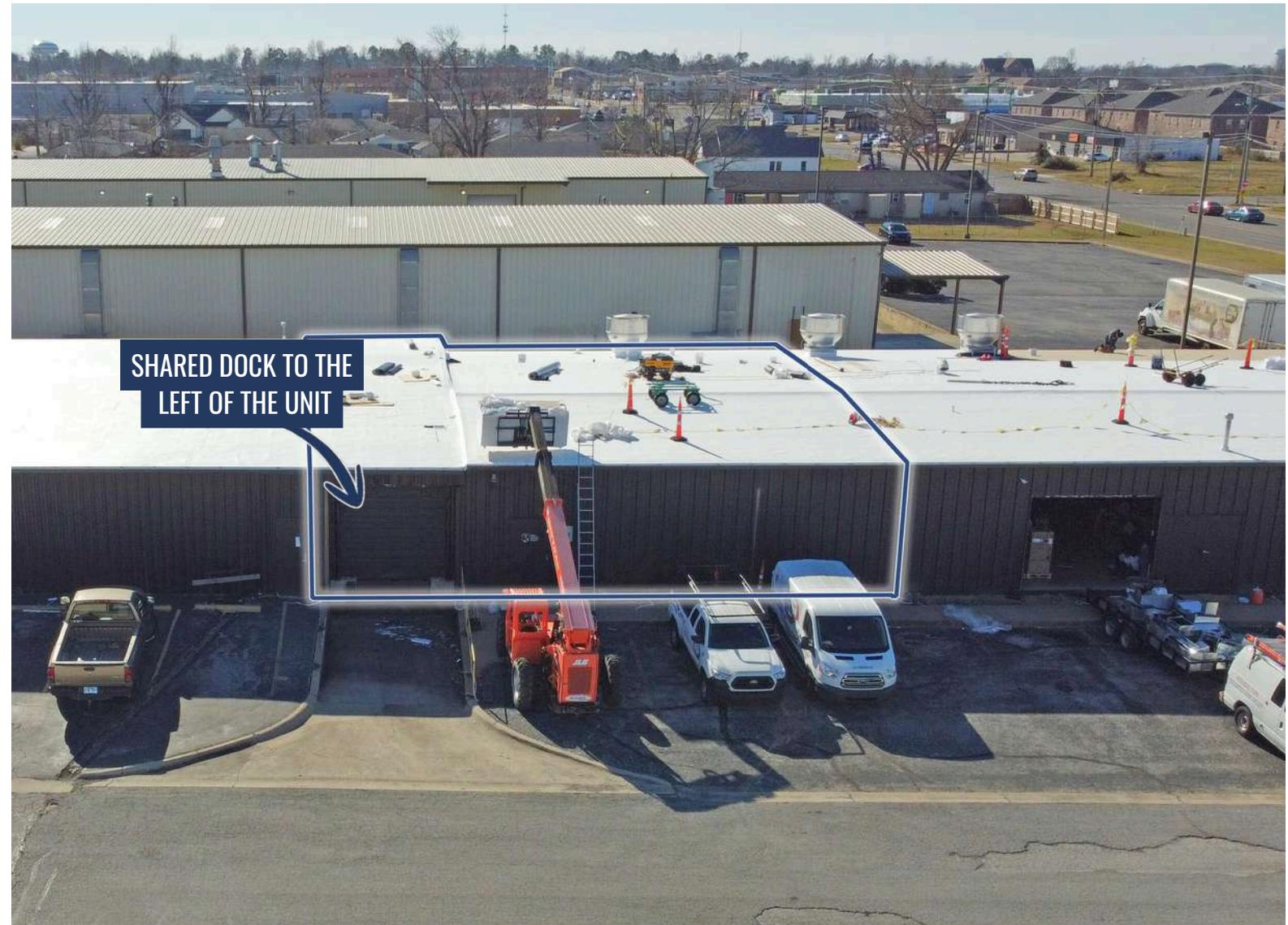
LEASE OVERVIEW

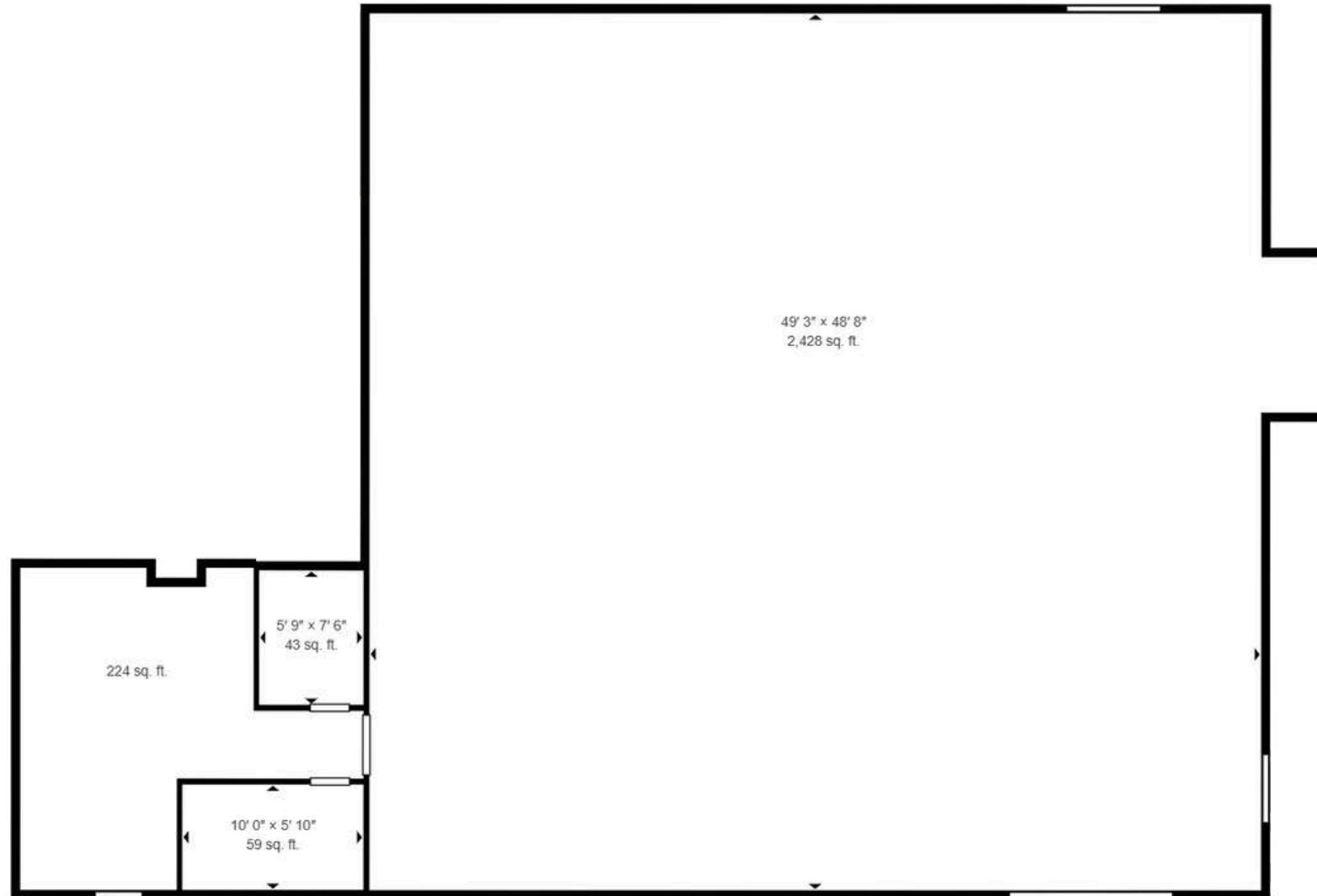
TOTAL SF:	3,000 SF
ASKING RENT:	\$10.50 PSF
RENT TYPE:	NNN
MIN WALL HEIGHT:	13' 1"
PEAK HEIGHT	13' 1"
PARKING SPACES:	4
POWER:	3 PHASE

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH A KITCHENETTE AND TWO BATHROOMS.
- + SHARED DOCK TO THE LEFT OF THE UNIT

VIRTUAL TOUR







LEASE OVERVIEW

TOTAL BUILDING SF: 5,200 SF

ASKING RENT: **\$9.00 PSF**

RENT TYPE: NNN

GRADE LEVEL DOORS: 1 (12' x 10')

WALL HEIGHT: 9'

PEAK HEIGHT 12' 8"

DOCK LEVEL DOORS: 1

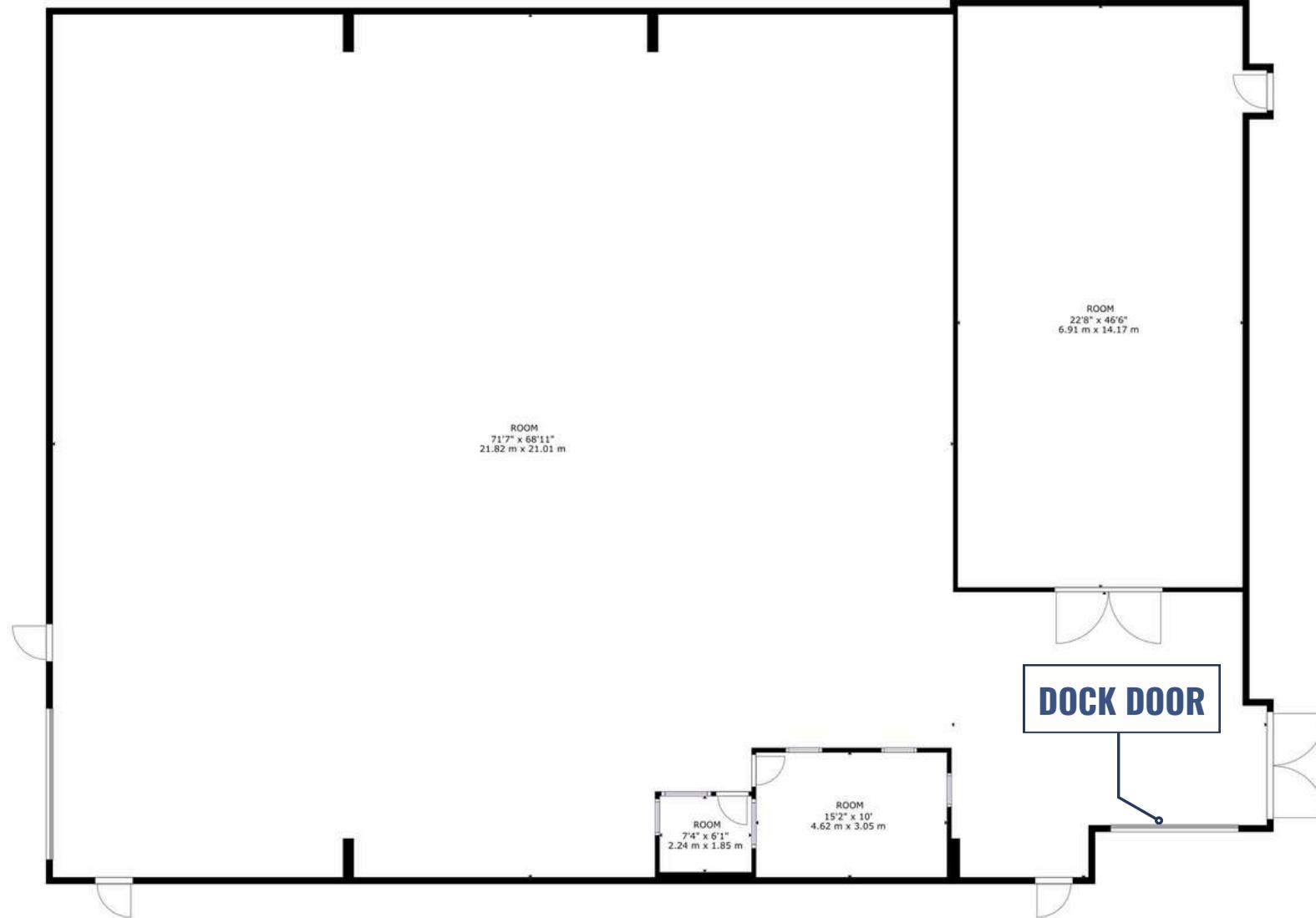
PARKING SPACES: 8

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH THREE-PHASE POWER AND ONE BATHROOM

VIRTUAL TOUR







LEASE OVERVIEW

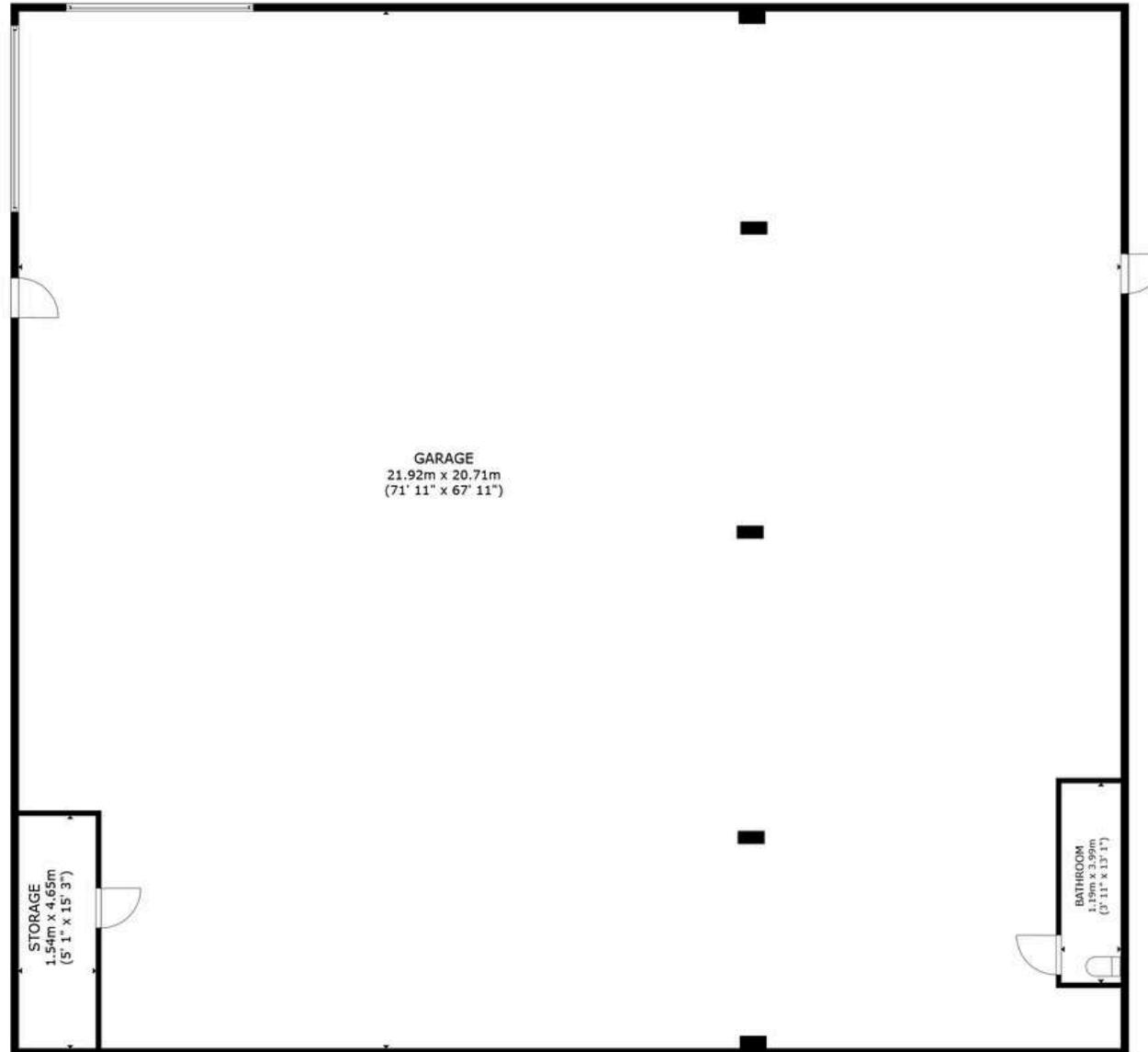
TOTAL SF:	5,000 SF
ASKING RENT:	\$10.00 PSF
RENT TYPE:	NNN
BAY LEVEL DOORS:	1 (12' x 10')
MIN WALL HEIGHT:	11' 11"
PEAK HEIGHT	13' 2"
PARKING SPACES:	10

PROPERTY HIGHLIGHTS

- + 3.3 MILE DRIVE TO INTERSTATE-49
- + FULLY CONDITIONED STORAGE SPACE EQUIPPED WITH THREE-PHASE POWER AND ONE BATHROOM

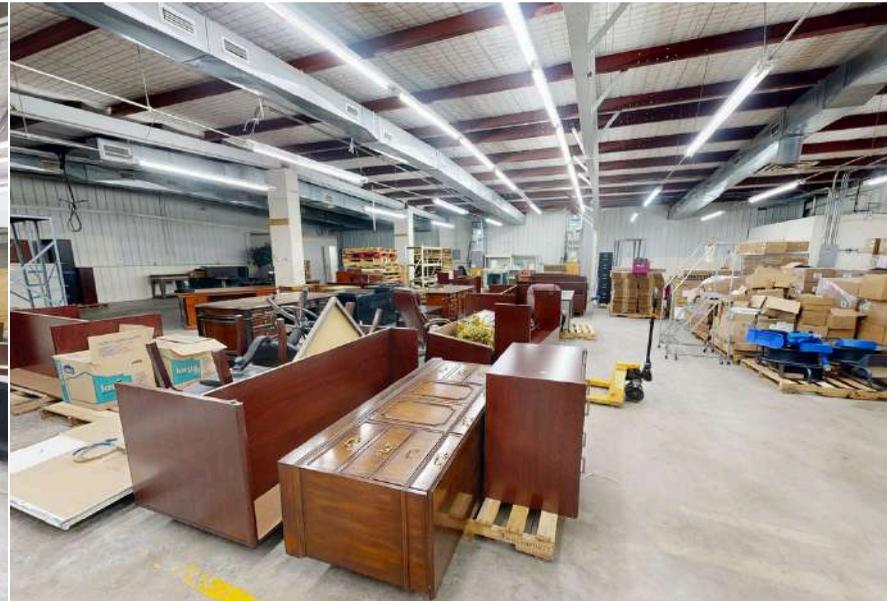
VIRTUAL TOUR





PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM



559A, 555C, 555D, & 555E N 13TH STREET, ROGERS, AR

AERIAL VIEW



INTERSTATE-49

3.3 MILES 12 MIN

HWY 62

1.2 MILES 4 MIN

HWY 264

1.2 MILES 4 MIN

HWY 71B

0.9 MILES 4 MIN



PALMER HAYS, SIOR
 PRINCIPAL | INDUSTRIAL SPECIALIST
 479.466.8499
 PALMER@FOCUSCREGROUP.COM

WILL JARRATT
 INDUSTRIAL SPECIALIST
 479.396.2712
 WILL@FOCUSCREGROUP.COM



FOCUS

COMMERCIAL REAL ESTATE

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM