

FOR LEASE

48,117 ±SF INDUSTRIAL SPACE

1601 E PUMP STATION RD | FAYETTEVILLE, AR



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

ADDRESS	1601 E Pump Station Rd, Fayetteville, AR 72701
SF	48,117 ±SF (Divisible to 18,398 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

- 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 IS CURRENTLY ZONED: AMAZING ZONING REPORT			
OBSERVED USE:		USE PERMITTED BY ZONE: YES = <input checked="" type="checkbox"/> NO = <input type="checkbox"/>	
ITEM	REQUIRED	OBSERVED	
MIN. SETBACKS FRONT		186.8'	
MIN. SETBACKS SIDE		129.1'	
MIN. SETBACKS REAR		399.2'	
MAX. BUILDING HEIGHT		10'	
MIN. LOT AREA		634,902.50 FT ²	
MIN. LOT WIDTH		949.37'	
MAX. BLDG COVERAGE		7.32%	
PARKING REGULAR		N/A	
PARKING HANDICAP		N/A	
PARKING TOTAL		N/A	

BLEW

Surveying | Engineering | Environmental

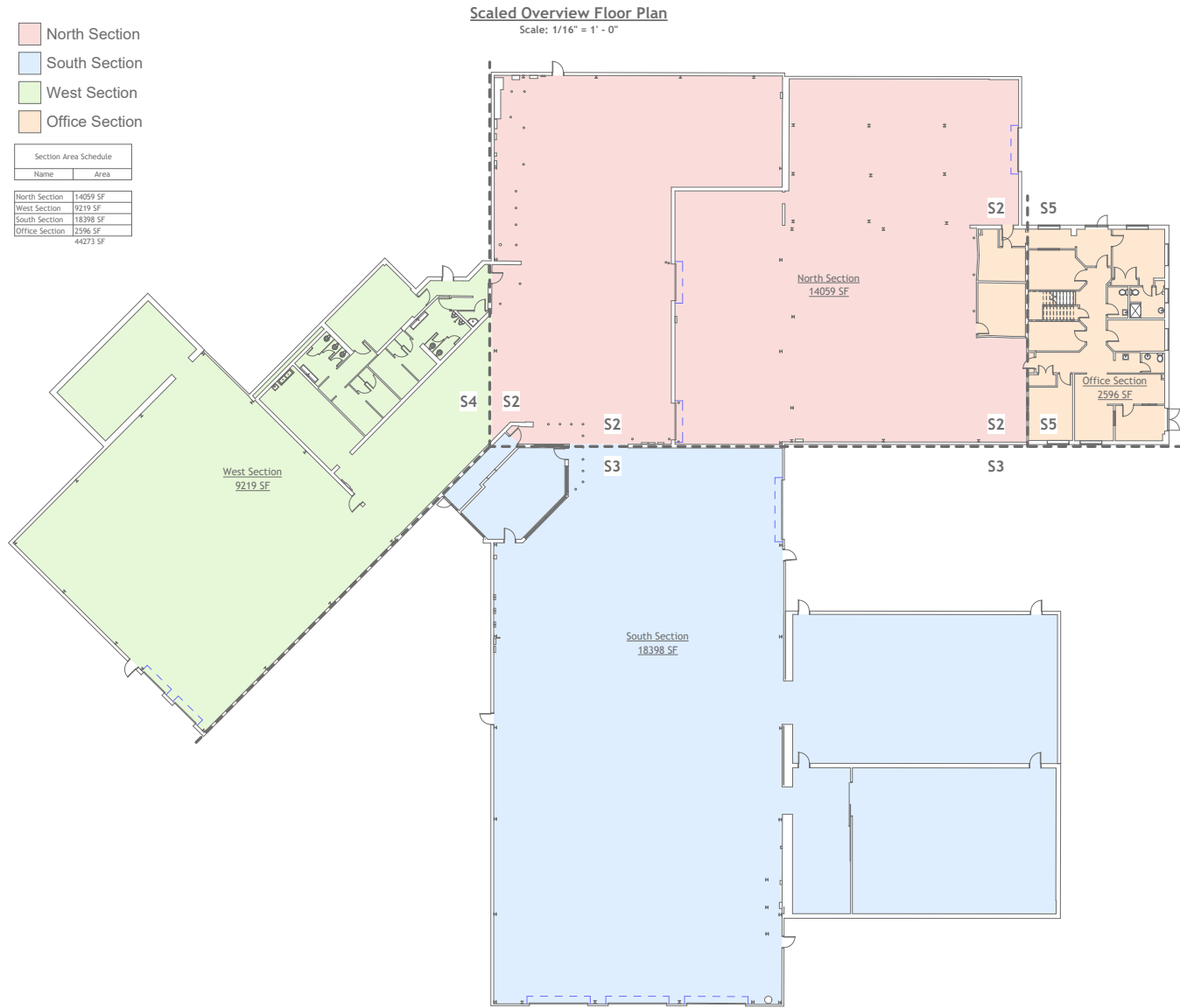
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SURVEYOR JOB NUMBER: 6056	SURVEY DRAWN BY: JK - 08/08/2025
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SURVEY REVIEWED BY: SHEET: 1 OF 1

PROPERTY FLOOR PLAN







OUTDOOR STORAGE SPACE

SITE AERIAL



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