

FOR LEASE

48,117 \pm 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	<ul style="list-style-type: none"> 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**



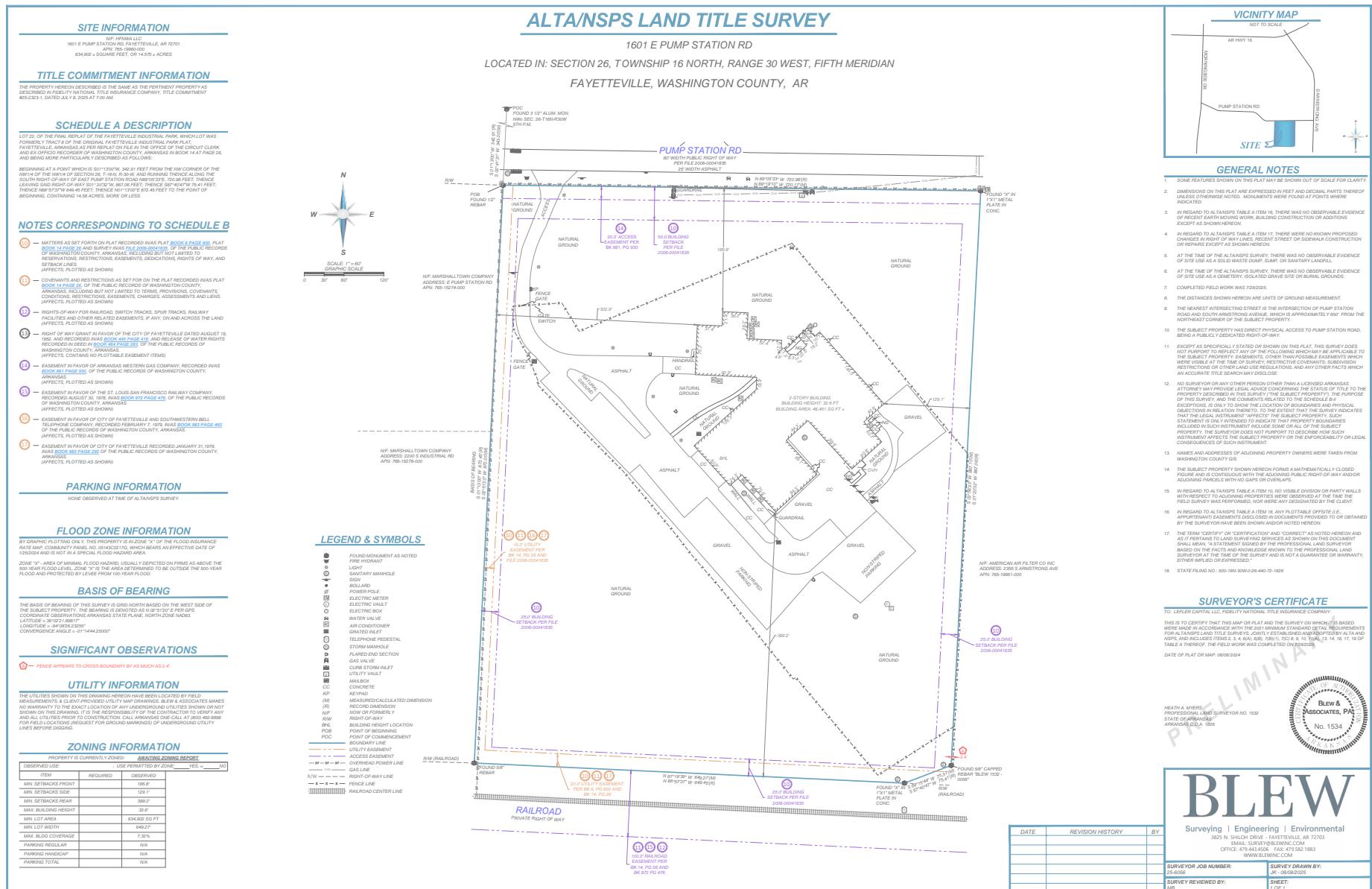
3,042 TOTAL BUSINESSES



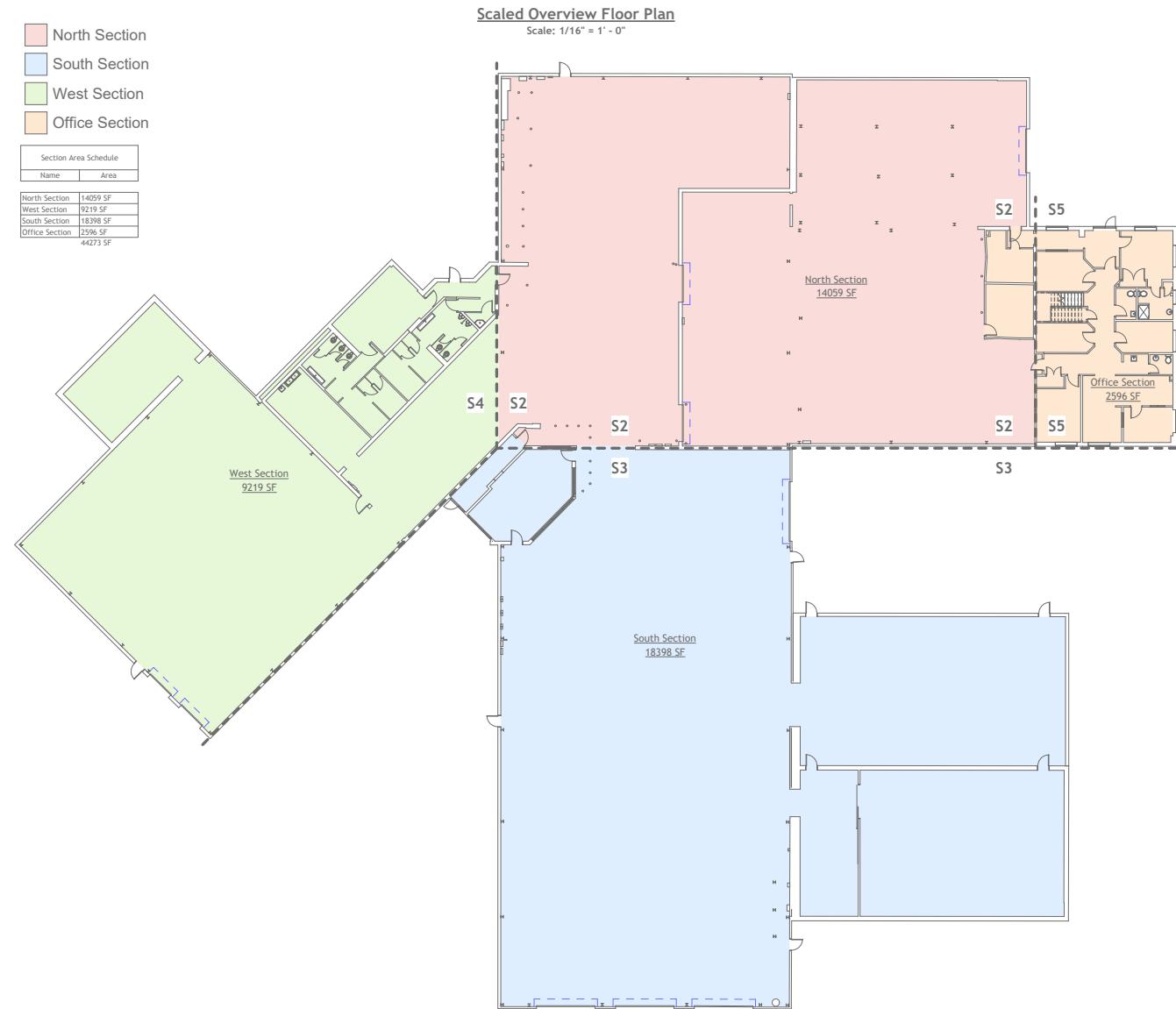
56,945 TOTAL EMPLOYEES

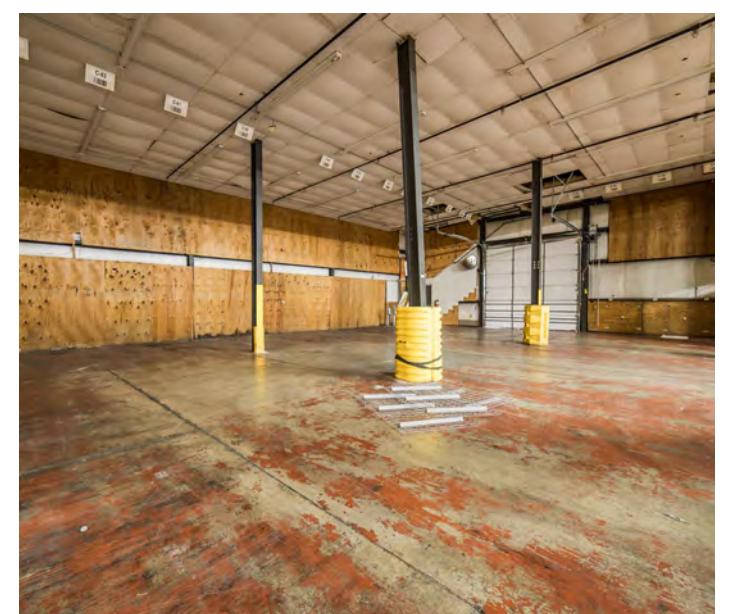
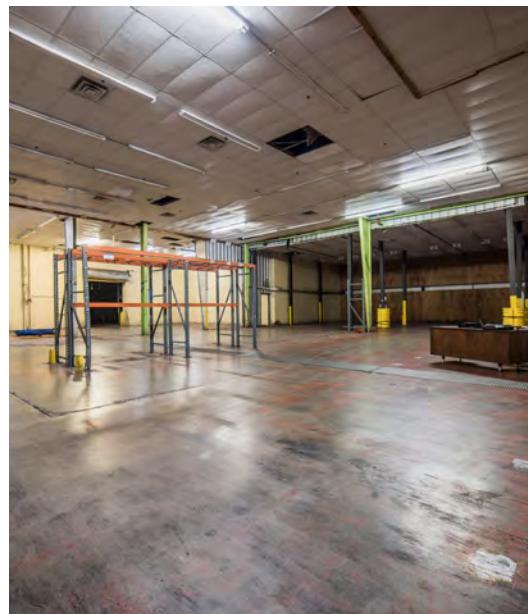
*Demographics based on a 5 mile radius. Source: NWA Council, ESRI

PROPERTY SURVEY



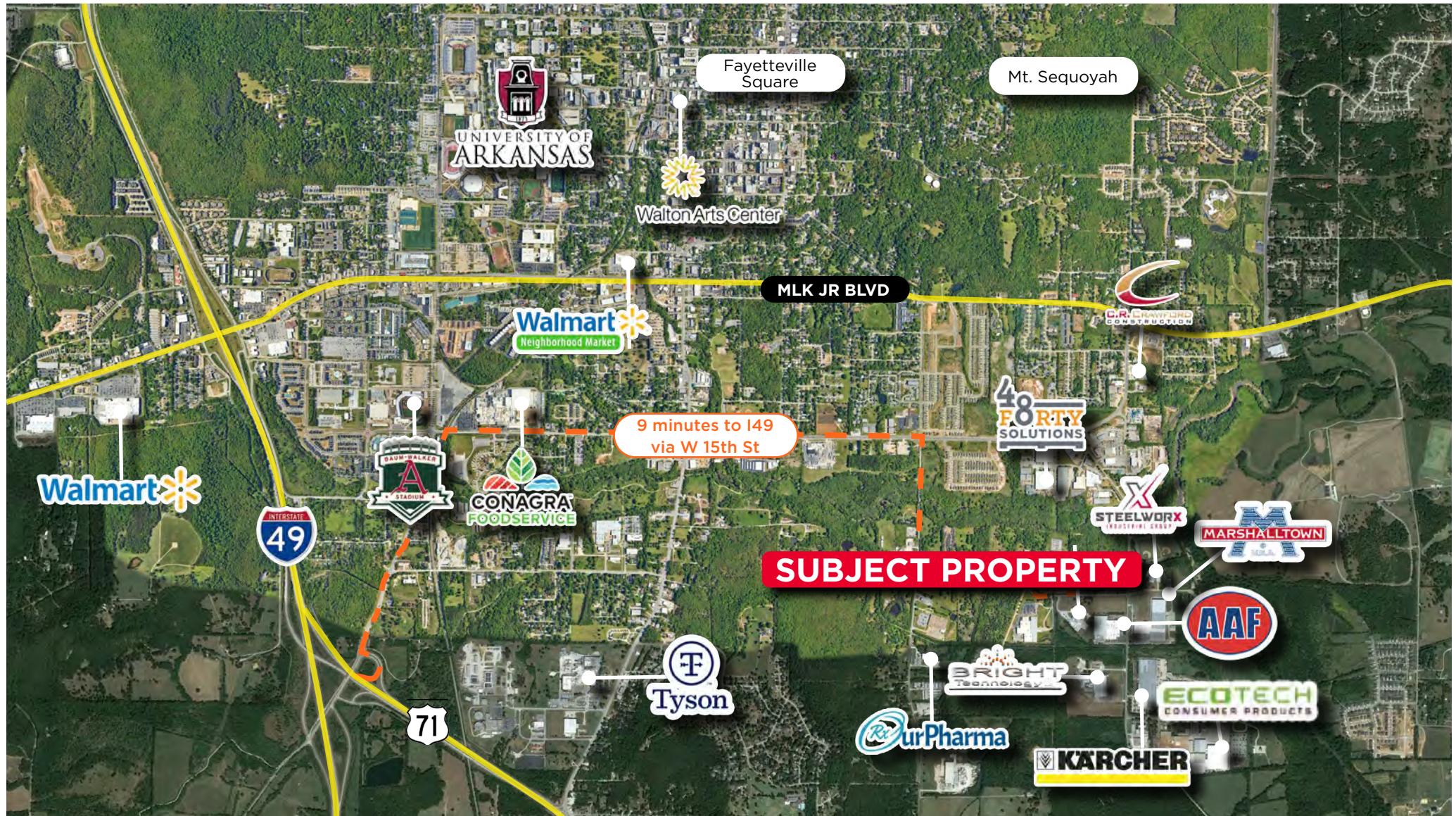
PROPERTY FLOOR PLAN







SITE AERIAL



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