



4700 SW Regional Airport Blvd | Bentonville, AR

Industrial Warehouse space available **for sublease**

Class “A” Industrial Warehouse building available immediately in a prime location along Highway 12 in Bentonville, Arkansas.

The property is located in the Crossmar Industrial Park, a master-planned park just north of the Walmart Regional Distribution Centers, the Northwest Arkansas National Airport with direct access to Interstate 49.

The property totals 275,000 square feet of clean warehouse space and can be subdivided with a minimum of 137,500 square feet. It includes 30 dock doors and four oversized roll-up doors with drive-ins and tilt wall construction with a modern facade.

Current lease expires January 31, 2032. Contact broker for scheduled tours.

Asking:

\$6.50
PSF NNN

Wade Smith

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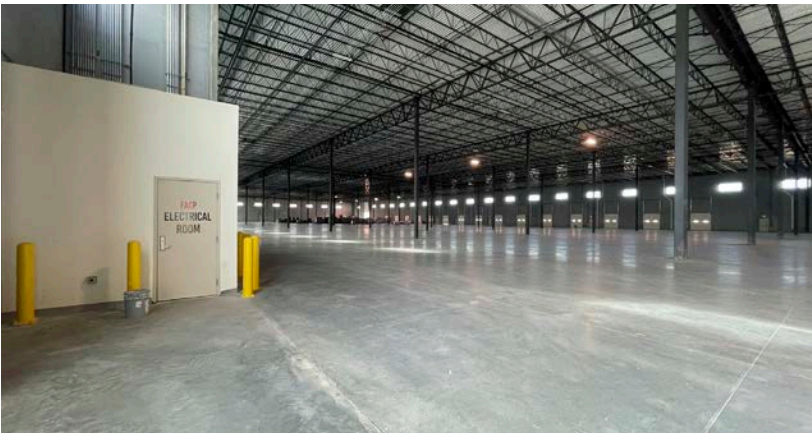
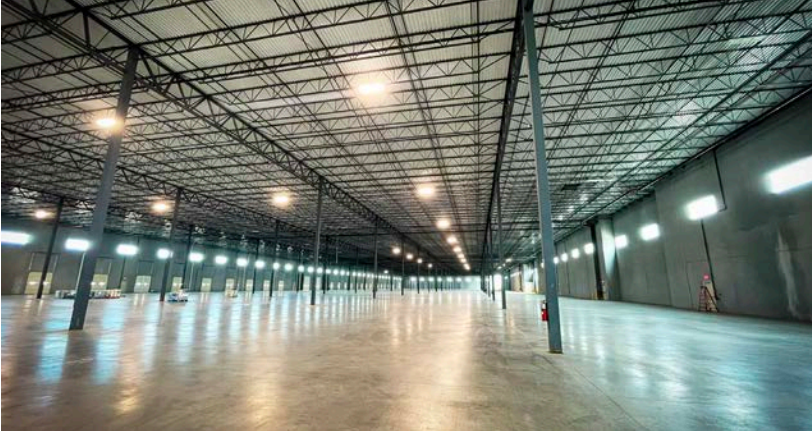
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Interior



Features

- Ability to subdivide building into +/- 137,500-SF suites
- Near the Northwest Arkansas National Airport
- 169 parking stalls
- 4 drive-in docks, 30 roll-up doors
- Heavy power
- 55'x60' column spacing
- 32' clear heights

275,000
square feet available

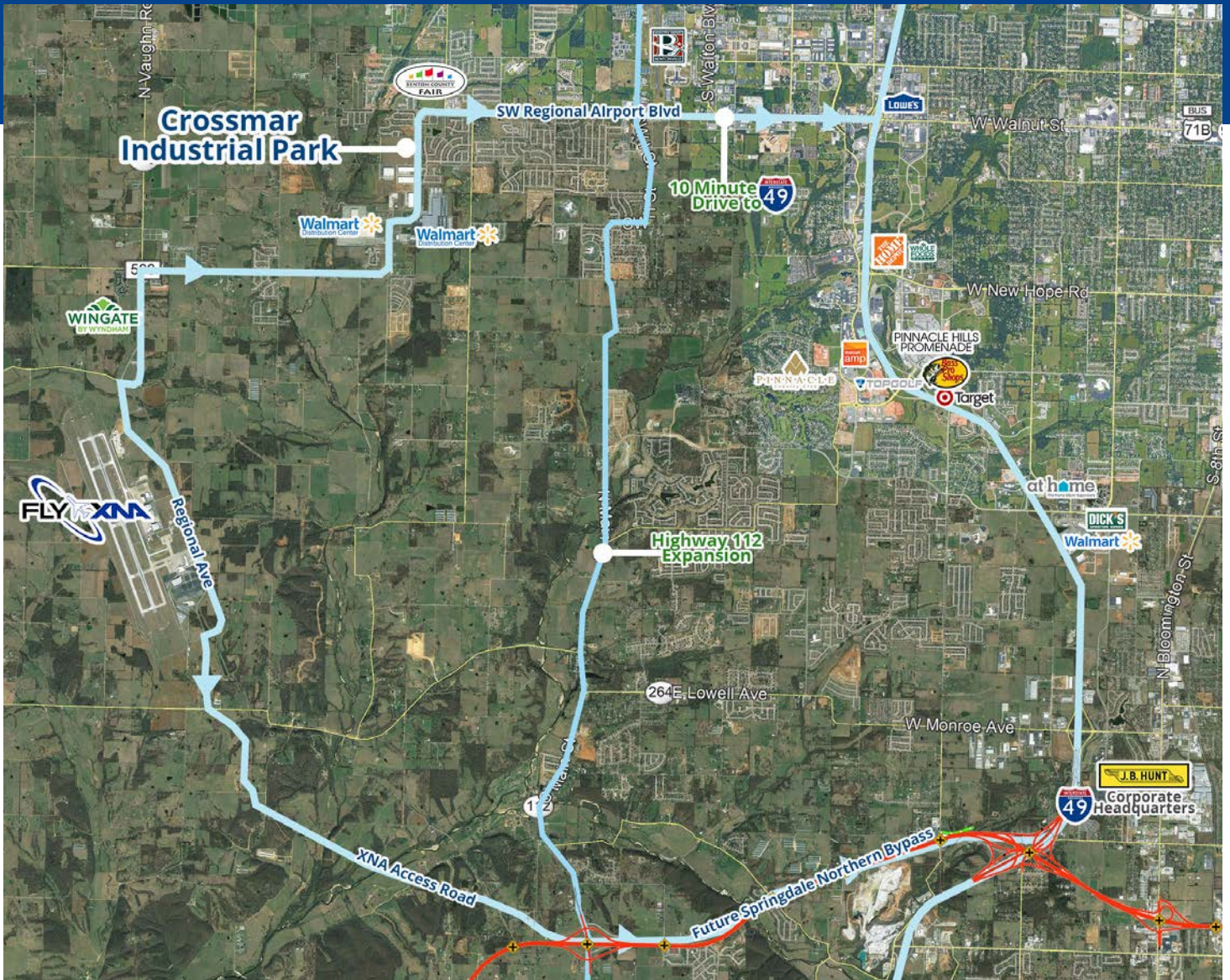
Location

Crossmar Industrial Park is near Walmart Regional Distribution Centers and Northwest Arkansas National Airport along Highway 12. The location provides quick access to Bentonville's retail and restaurants and is minutes from the current Walmart Home office and future 350-acre Walmart Home Office.



Location

The future Springdale Northern Bypass begins at an interchange with existing Highway 412 west of Tontitown. The XNA access road will connect the Springdale Northern Bypass to the entrance of the airport.



Floor Plan



Quick access
to Hwy 12



16'x14' Truck
Drive-In
Doors

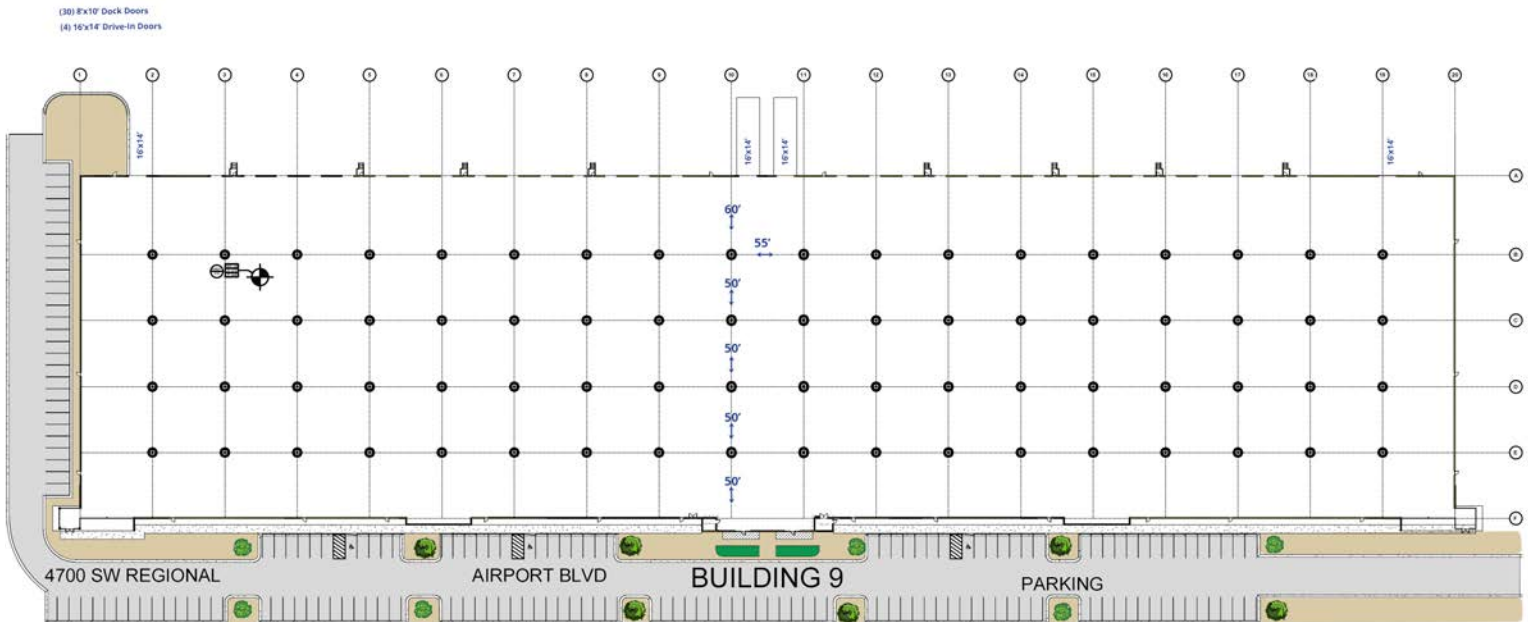


10'x8' Dock
Doors



Building 9
of Crossmar
Industrial Park

View Video



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