

1213 ESI DRIVE, SPRINGDALE, ARKANSAS

18,580 SF WAREHOUSE FOR LEASE



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**FOCUS**
COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

±18,580 SF warehouse space is available for lease at \$11.00 PSF NNN, featuring a highly functional industrial layout with five grade-level doors, one dock-high door, 18' wall height, and a 24' x 6" peak height, along with ±2,366 SF of office space, 14–16 parking spaces, and a small laydown yard. The property is located in a heavy industrial area, making it well-suited for distribution, manufacturing, or logistics users seeking strong access, visibility, and operational efficiency.

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PROPERTY HIGHLIGHTS

±18,580 SF
AVAILABLE

\$11.00 PSF, NNN
ASKING RENT

5
GRADE LEVEL DOORS

1
DOCK LEVEL DOORS

18'
WALL HEIGHT

24' x 6"
PEAK HEIGHT

14 — 16 SPACES
PARKING

±2,366 SF
OFFICE SPACE

±0.05 ACRES
LAYDOWN YARD

[VIRTUAL TOUR](#)

INTERIOR PHOTOS



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INTERIOR PHOTOS



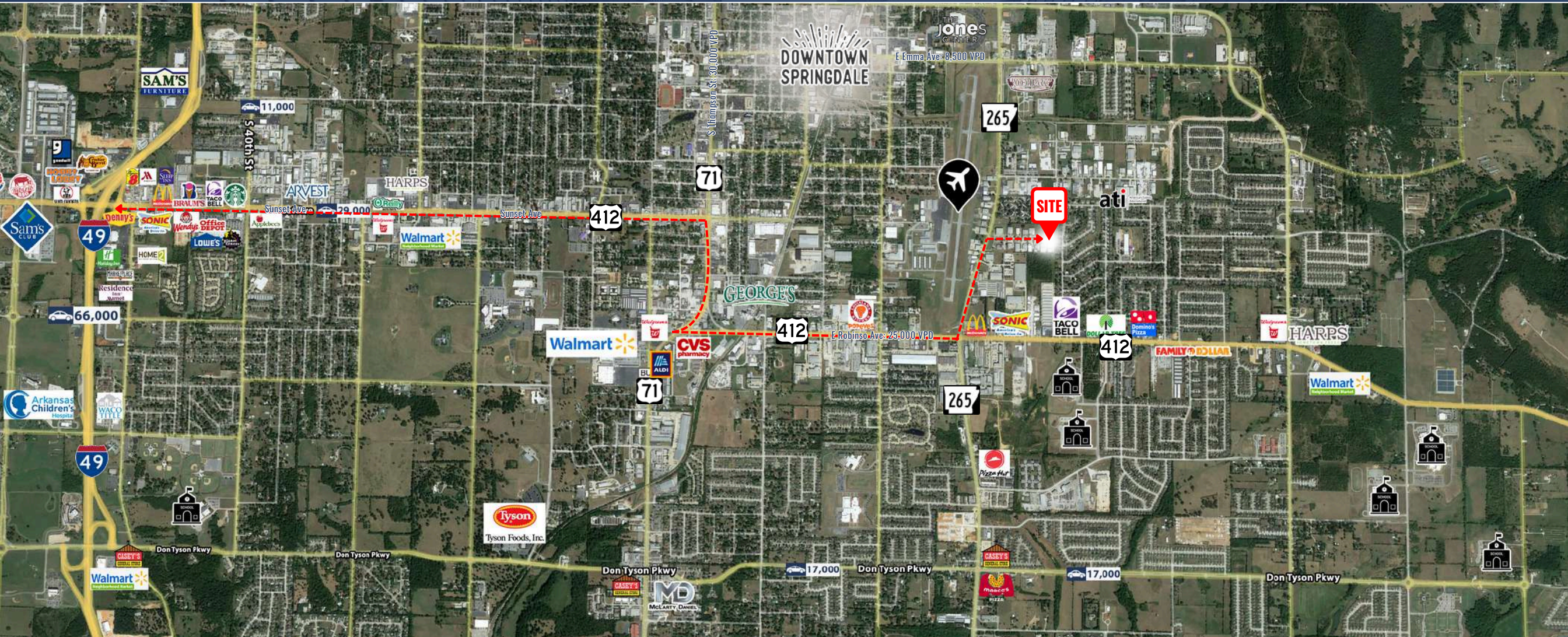
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AERIAL MAP VIEW



INTERSTATE-49

4.8 MILES 14 MIN

HWY 412

0.7 MILES 3 MIN

HWY 71-B

1.9 MILES 7 MIN

HWY 265

0.2 MILES 1 MIN

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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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