

609 W POPLAR ST, FAYETTEVILLE, AR

WAREHOUSE AND STORAGE YARD FOR SUBLEASE

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SUBLEASE OVERVIEW

AVAILABLE:	2,100 SF
RENT:	\$5,800/MONTH - MODIFIED GROSS
GRADE LEVEL DOORS:	1 (14' x 14')
MIN WALL HEIGHT:	16' x 1"
PEAK HEIGHT:	17' x 3"
PARKING:	8-12 SPACES
LAYDOWN YARD:	1.20 ACRES

EXECUTIVE SUMMARY

This ±2,100 SF flex space for sublease offers a well-balanced mix of office and warehouse functionality in a convenient central location and represents a very rare industrial asset in the Fayetteville submarket. The property includes 661 SF of office space. The warehouse features one 14' x 14' grade-level door, 16'1" minimum clear height, and a 17'3" peak height, supporting a variety of light industrial or storage uses. Additional highlights include 8–12 parking spaces and a 1.2-acre laydown yard, providing ample room for equipment, materials, or outdoor storage. The site is fenced and secured, adding an extra layer of functionality and control for users. Located just a 1.7-mile drive from Interstate 49, the property offers quick access to major transportation routes.

360° VIRTUAL TOUR

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FLOOR PLAN



INTERIOR PHOTOS



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1.20 ACRES OF LAYDOWN YARD



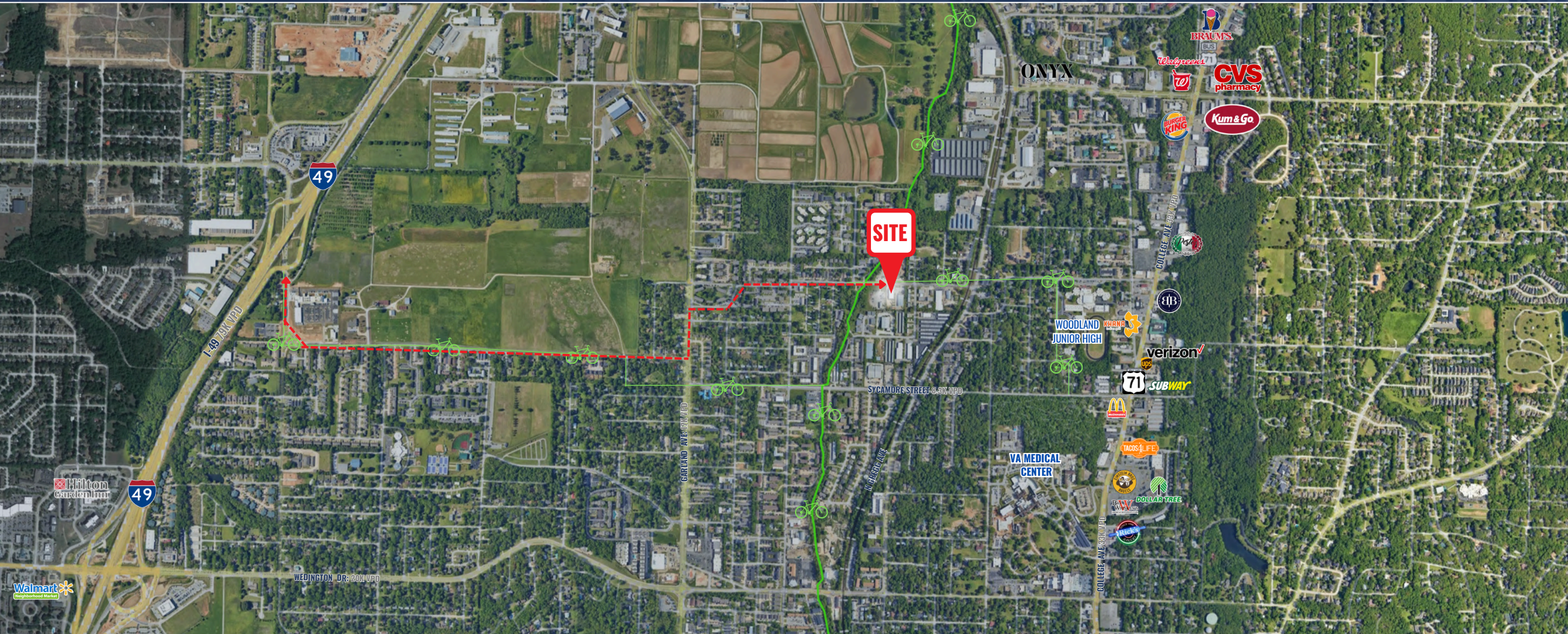
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AERIAL VIEW



INTERSTATE-49

 1.7 MILES  6 MIN

HWY 112

 1.0 MILES  3 MIN

HWY 71-B

 0.9 MILES  2 MIN

DOWNTOWN FAYETTEVILLE

 2.4 MILES  7 MIN

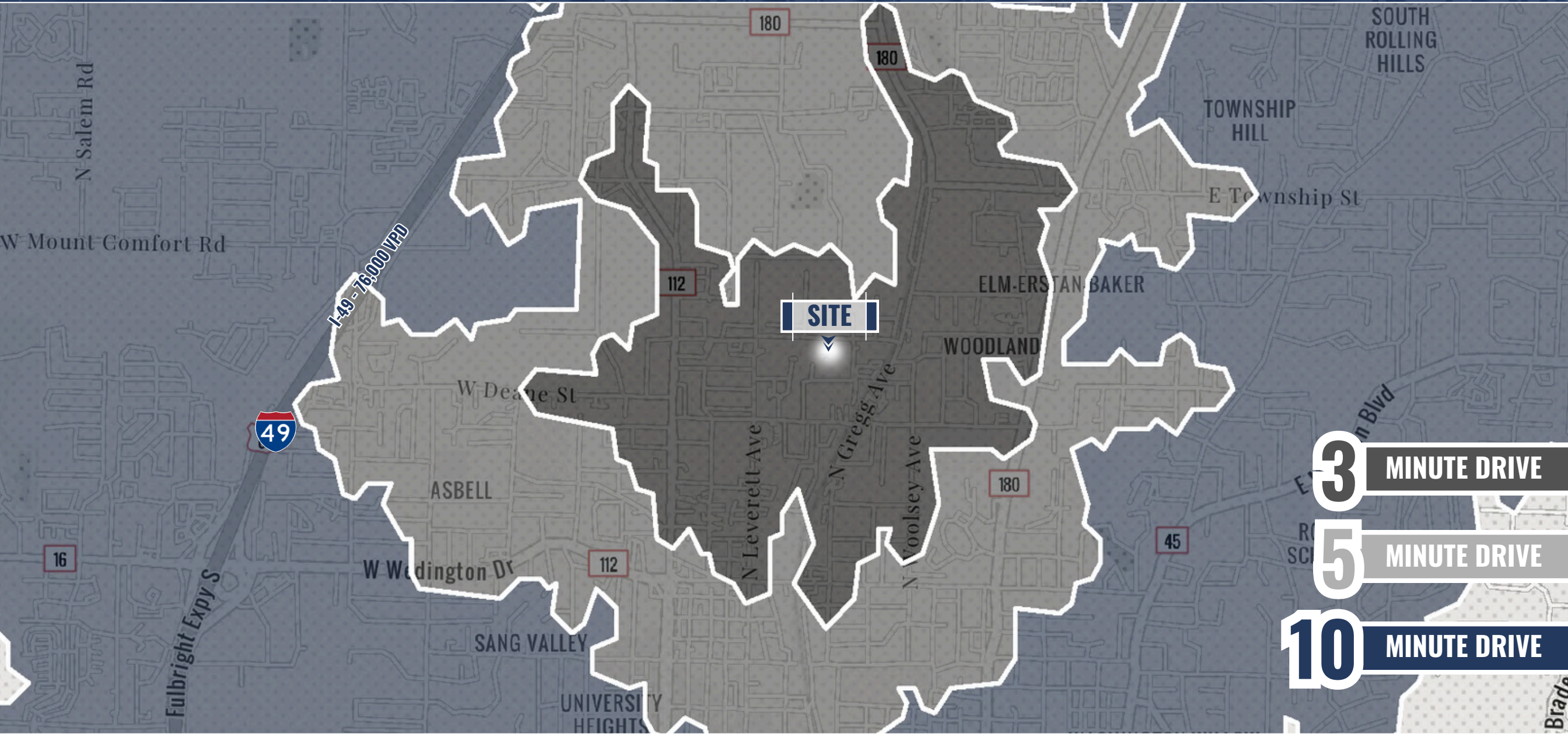
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AERIAL MAP VIEW



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Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond. With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.

