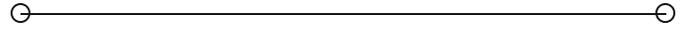


**FLYER**

# 217 Edison Avenue

**217 EDISON AVENUE**

Benton, AR 72015



**PRESENTED BY:**

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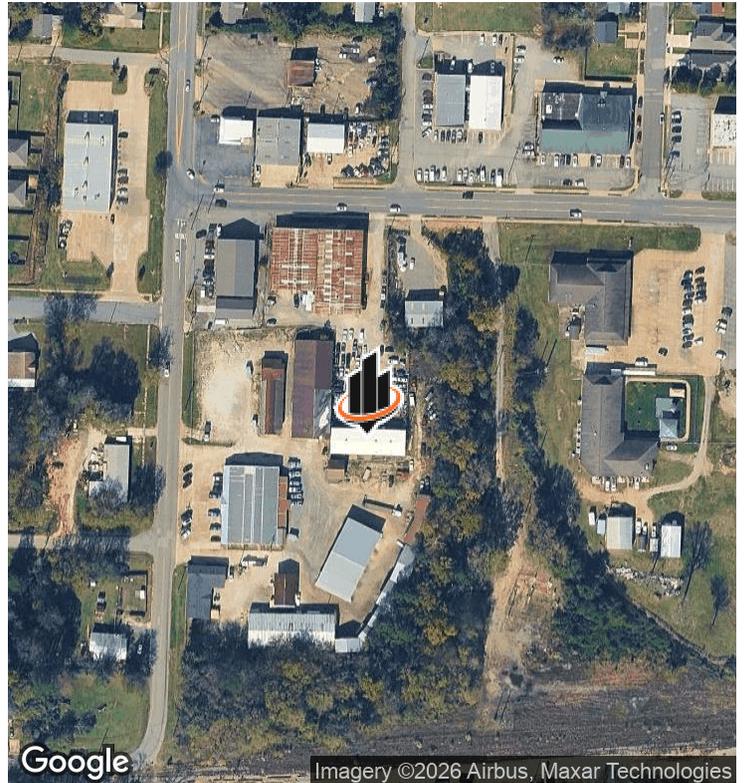
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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$2,750.00 per month (MG)
<b>AVAILABLE SF:</b>	4,800 SF
<b>BUILDING SIZE:</b>	4,800 SF

## PROPERTY DESCRIPTION

Located at 217 Edison Ave in Benton, AR, this functional warehouse offers approximately 4,800 SF of versatile space ideal for service, storage, or light industrial use. The building features five large bay doors for easy loading and unloading, two walk-in entry doors, and a comfortable office/reception area perfect for administrative operations or customer interactions. The property provides ample parking and maneuvering space, with convenient access to I-30 and downtown Benton. This location is well-suited for contractors, distributors, or small businesses seeking a clean, accessible facility in a growing commercial area.

## PROPERTY HIGHLIGHTS

- Well-maintained warehouse with 5 bay doors
- Two walk-in entry doors with office/reception area
- Open layout for storage, service, or light industrial use
- Ample parking and truck access
- High visibility near I-30 and downtown Benton

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# LOCATION MAP



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