

FLEX BUILDING WITH YARD

149 S 40TH ST | SPRINGDALE, AR 72762



CUSHMAN &
WAKEFIELD

sage
PARTNERS



FOR LEASE

PROPERTY HIGHLIGHTS

- 2,400 ± SF Flex Building Available For Lease
 - 1,000 ± SF warehouse space
 - 1,400 ± SF office space
- Lease Rate: \$3,400/Month NNN
- 0.31 ± AC of fenced yard space
- Warehouse is heated, 1 roll-up door, 12' side walls, and 14' center ceiling
- Office has 7 private offices, 1 showroom, full kitchen, and 2 bathrooms
- Easy access to I-49 and Hwy 412

For more information, please contact:

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*information deemed reliable but not guaranteed

EXTERIOR PHOTOS 149 S 40TH ST | SPRINGDALE, AR 72762



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INTERIOR PHOTOS 149 S 40TH ST | SPRINGDALE, AR 72762



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SUBJECT PROPERTY

SHERWIN-WILLIAMS

SAM'S FURNITURE

102,000 VEHICLES PER DAY

INTERSTATE 49

U-HAUL

PRO-TIRE

FERGUSON WATERWORKS

LeafFilter GUTTER PROTECTION

SOUTH COAST BAKING

EXPLORE SCIENTIFIC

HOBBY LOBBY
SLIM CHICKENS
HARBOR FREIGHT

11,000 VEHICLES PER DAY

HARRIS
HOMETOWN MASS

28,000 VEHICLES PER DAY

ARVEST

Washington Regional

W Sunset Ave

LOWE'S

Applebee's GRILL & BAR

AMERICA'S CAR-MART

Walmart Neighborhood Market

TACO BELL

STARBUCKS COFFEE

Chick-fil-A

NWA Convention Center

Holiday Inn