

1000 W MONROE AVE, LOWELL, ARKANSAS

# WAREHOUSE UNITS FOR LEASE

**WILL JARRATT**  
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**FOCUS**  
COMMERCIAL REAL ESTATE

**PALMER HAYS**, SIOR MEMBER ASSOCIATE  
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# LEASE OVERVIEW

AVAILABLE:	1,980 — 11,880 SF (DEMISABLE)
ASKING RENT:	\$16.00 PSF   NNN
GRADE LEVEL DOORS:	6 TOTAL (1 PER 1,980 SF) 12' x 12'
MIN WALL HEIGHT:	13'
PEAK HEIGHT:	18'
PARKING:	12 SPACES
POWER CAPACITY:	200-A SINGLE PHASE

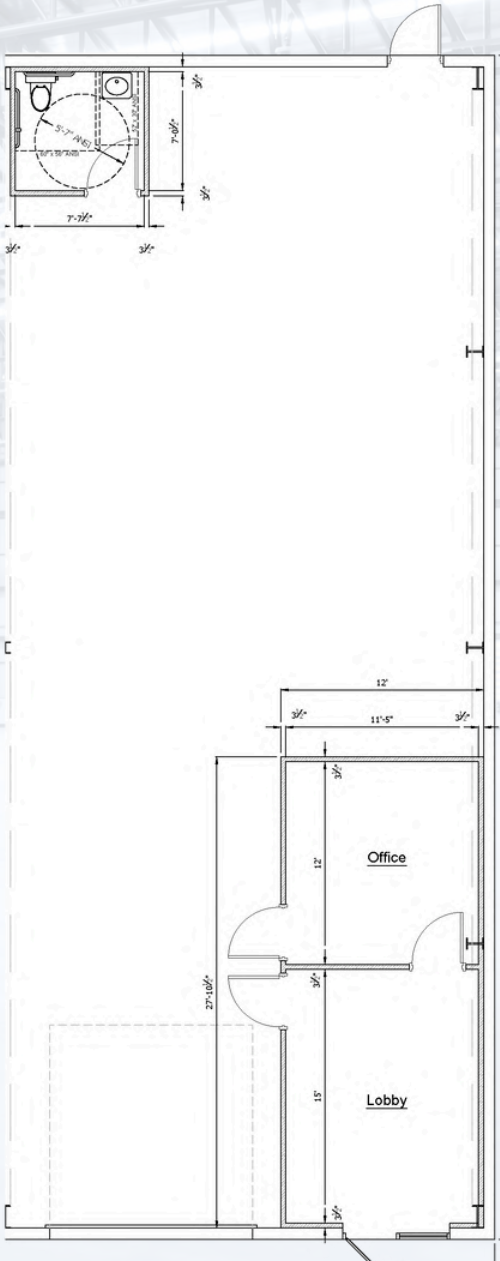
# EXECUTIVE SUMMARY

Now leasing four brand-new warehouse buildings offering flexible units from ±1,960–11,900 SF (demisable).The Landlord will deliver each space with the pictured buildout in place, with construction on the first phase scheduled for completion by **December/January**. Each unit will feature a 12' x 12' grade-level door, 18' clear height, and 200A single-phase power. Conveniently positioned on Highway 264 with traffic counts exceeding 26,000 vehicles per day, the property is strategically located **less than a mile** from **Interstate-49** and JB Hunt’s corporate headquarters, and just a 1.2-mile drive to Highway 71B. This prime location offers unmatched accessibility, visibility, and connectivity to Northwest Arkansas’ major business corridors.

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# UNITS DIVISIBLE FROM 1,960–11,900 SF

THE LANDLORD WILL DELIVER THE SPACE WITH THIS BUILDOUT IN PLACE, WITH CONSTRUCTION ON THE FIRST PHASE SCHEDULED FOR COMPLETION BY DECEMBER/JANUARY.





# SITE PLAN



■ AVAILABLE ■ LEASED

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# AERIAL VIEW



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# AERIAL MAP VIEW



## INTERSTATE-49

 0.3 MILES  1 MIN

## 71-B

 1.2 MILES  4 MIN

## J.B. HUNT

 0.8 MILES  3 MIN

## ARKANSAS-MISSOURI RAILROAD

 1.5 MILES  5 MIN

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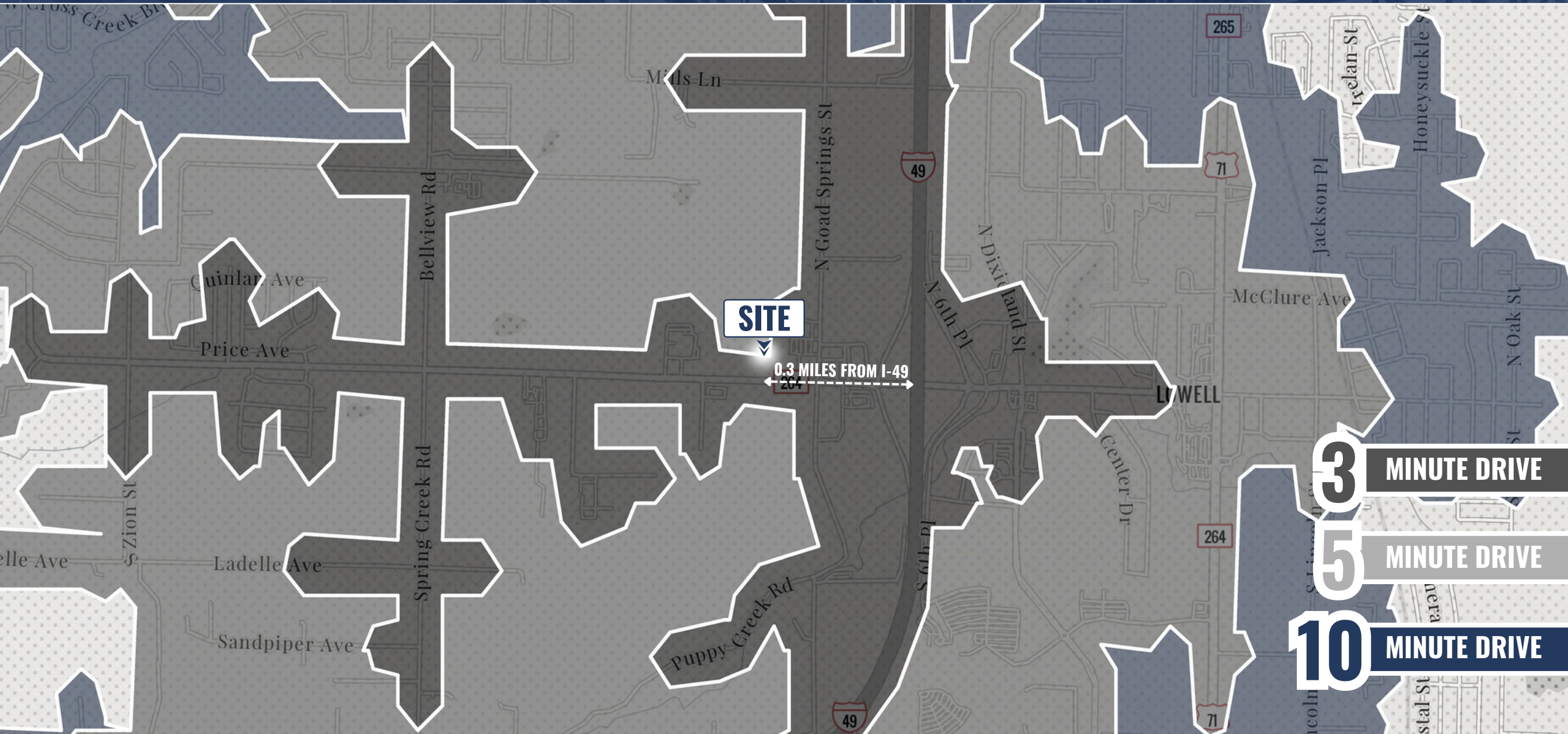
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**3** MINUTE DRIVE  
**5** MINUTE DRIVE  
**10** MINUTE DRIVE



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# FOCUS

## COMMERCIAL REAL ESTATE

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**WE FOCUS ON REAL RESULTS FOR OUR CLIENTS**

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