

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

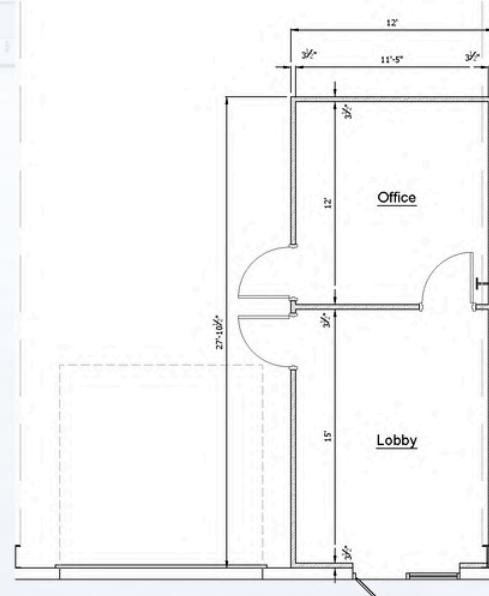
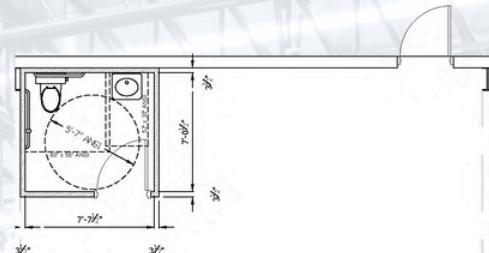
EXECUTIVE SUMMARY

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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The logo for Focus Commercial Real Estate. It features the word "FOCUS" in large, bold, white, sans-serif capital letters. Below "FOCUS", the words "COMMERCIAL REAL ESTATE" are written in a smaller, white, all-caps sans-serif font. A thin horizontal line is positioned above the "O" in "FOCUS". To the left of the text, there is a circular graphic element consisting of a dark grey outer ring and a lighter grey inner circle.

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

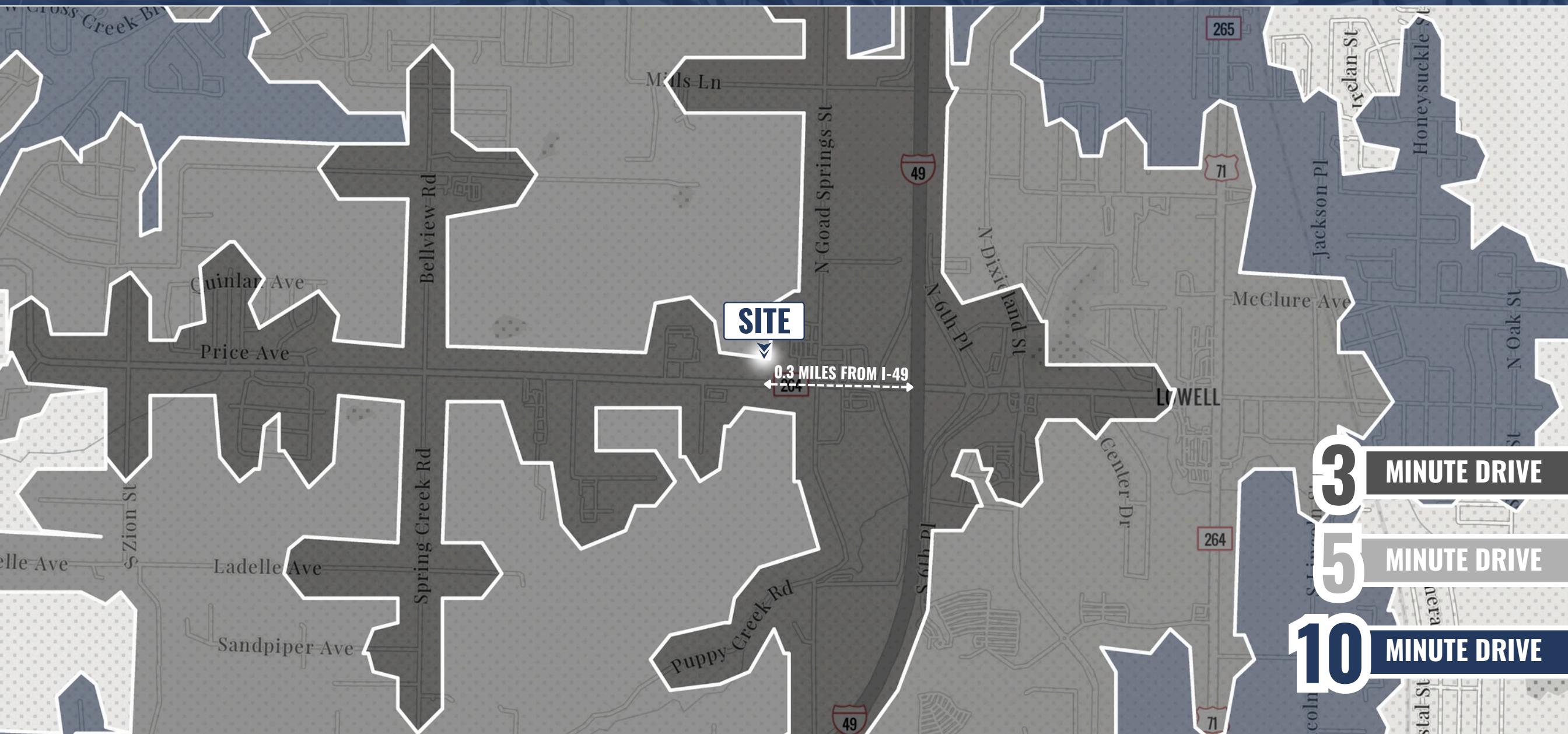
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AERIAL MAP VIEW



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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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