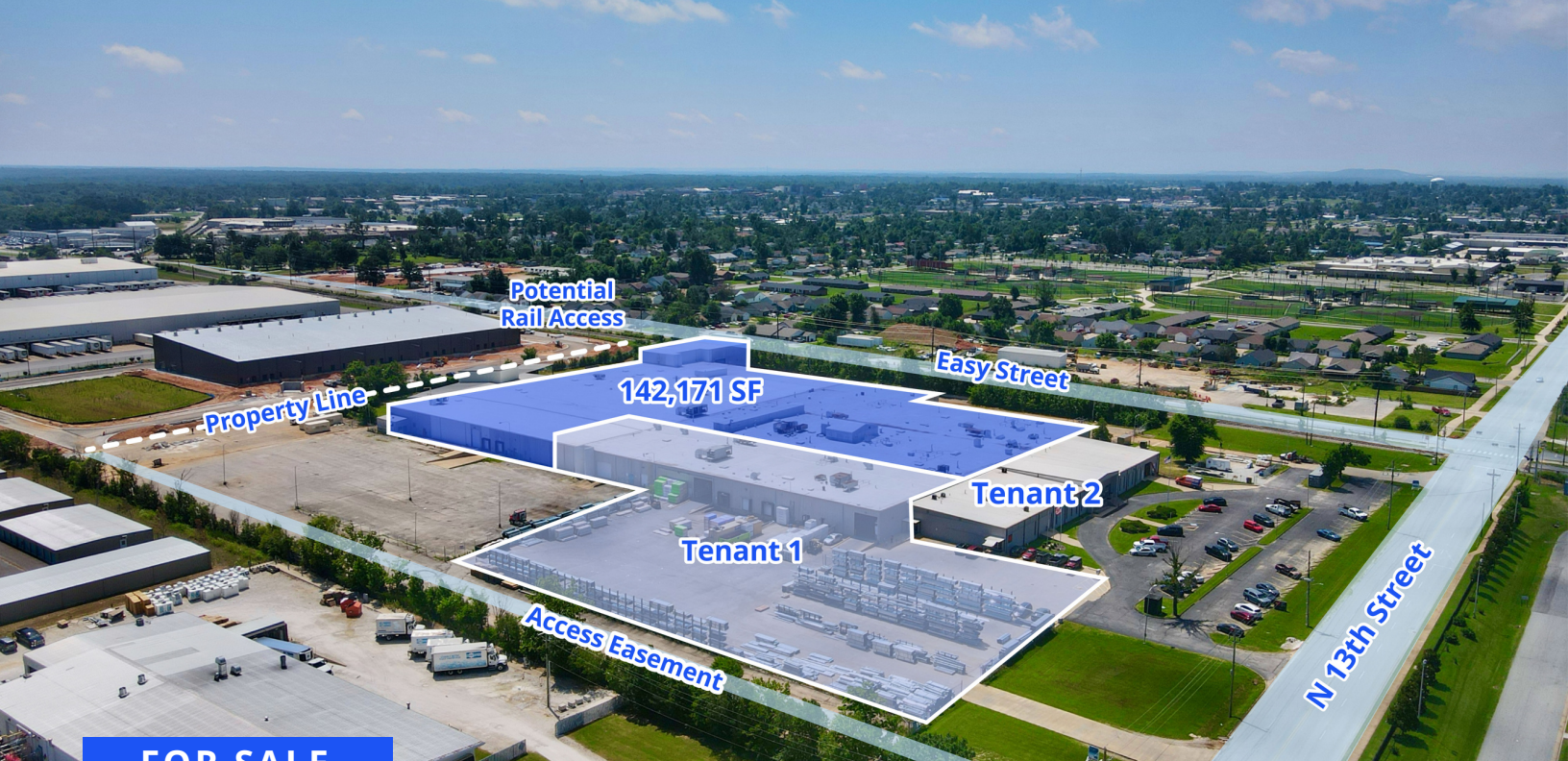




FOR SALE

Sale Price:

\$10,950,000
(\$50.77/SF)

Contact us:

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1315 N 13th Street

Rogers, Arkansas

Recent Capital Improvements

**Full TPO roof
replacement
2025**

**HVAC
replacements
2025**

**3,000-amp electrical
switchgear upgrade
2025**

**New fire
panel
2026**

Property Amenities

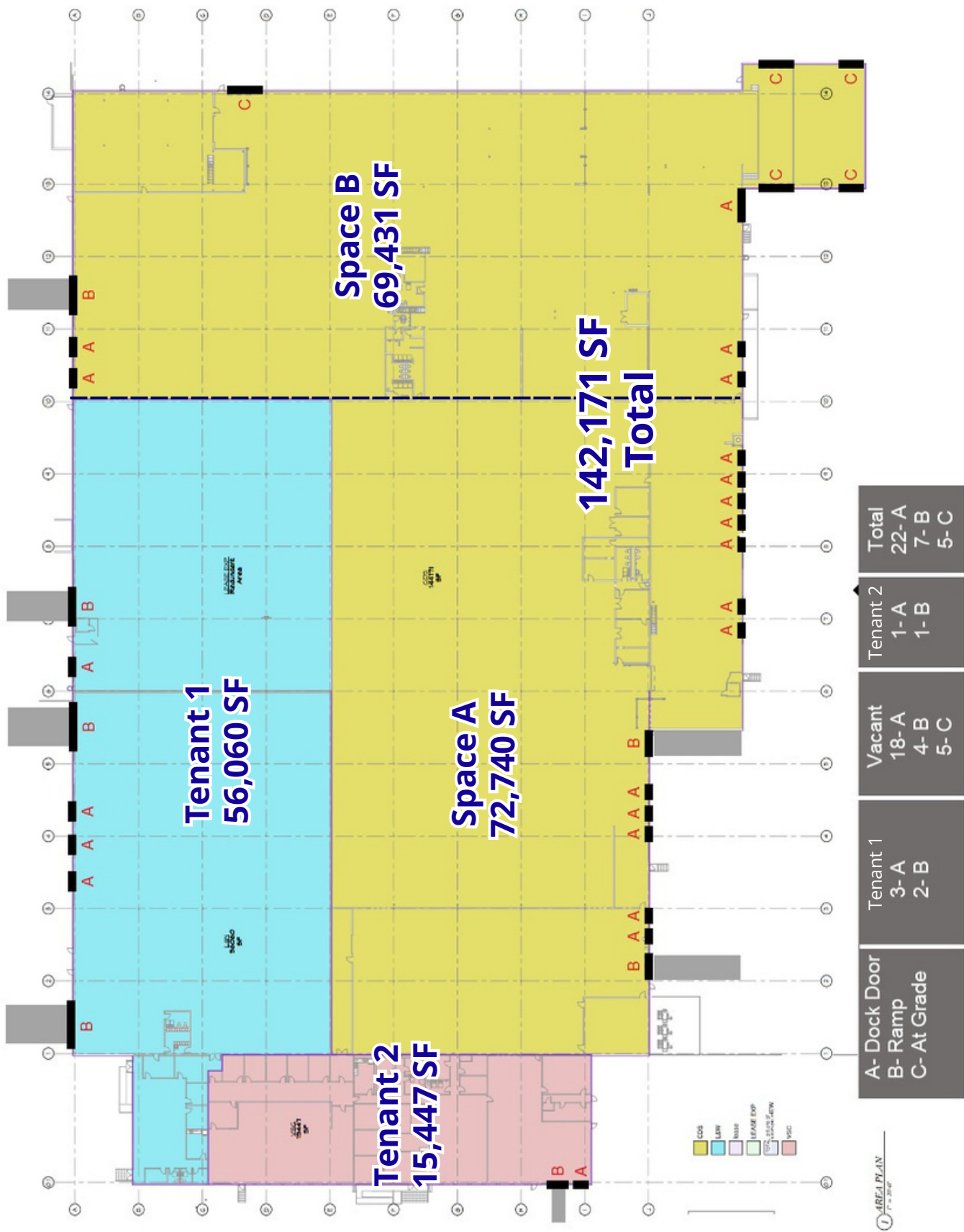
- 215,679 SF on 15.99 acres in certified opportunity zone
- 71,507 SF leased, with vacant space available for value-add
- Vacant space can be subdivided to 72,740 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- 22 dock doors, 7 ramps, and 5 at-grade doors (see page 2)
- Quick access to Highway 62 and 3 miles to Interstate 49
- Fully sprinklered
- Clear height of 16'4"
- Potential rail access with bay and rail car dock
- Potential +/- 3.3-acre yard with +/- 10,000-SF covered storage area
- Great end-user opportunity to a own building with in-place income from current tenants
- Financials and lease details available with an executed confidentiality agreement

Colliers | Arkansas is offering industrial warehouse space for sale with quick access to Highway 62 near the N 13th Street and W Easy Street intersection in Rogers, Arkansas. Covered outdoor storage is included with potential rail access. Located on N 13th Street within 3.0 miles of I-49.

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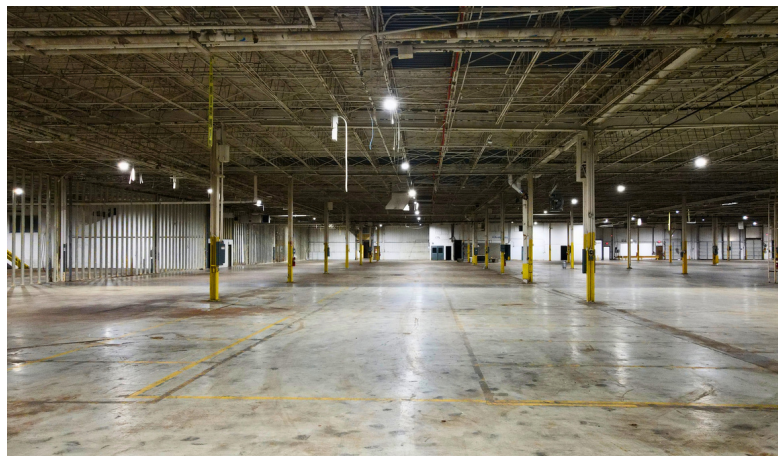
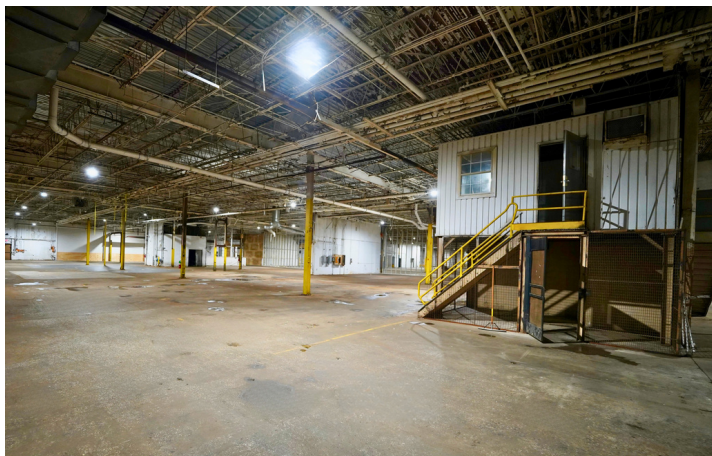
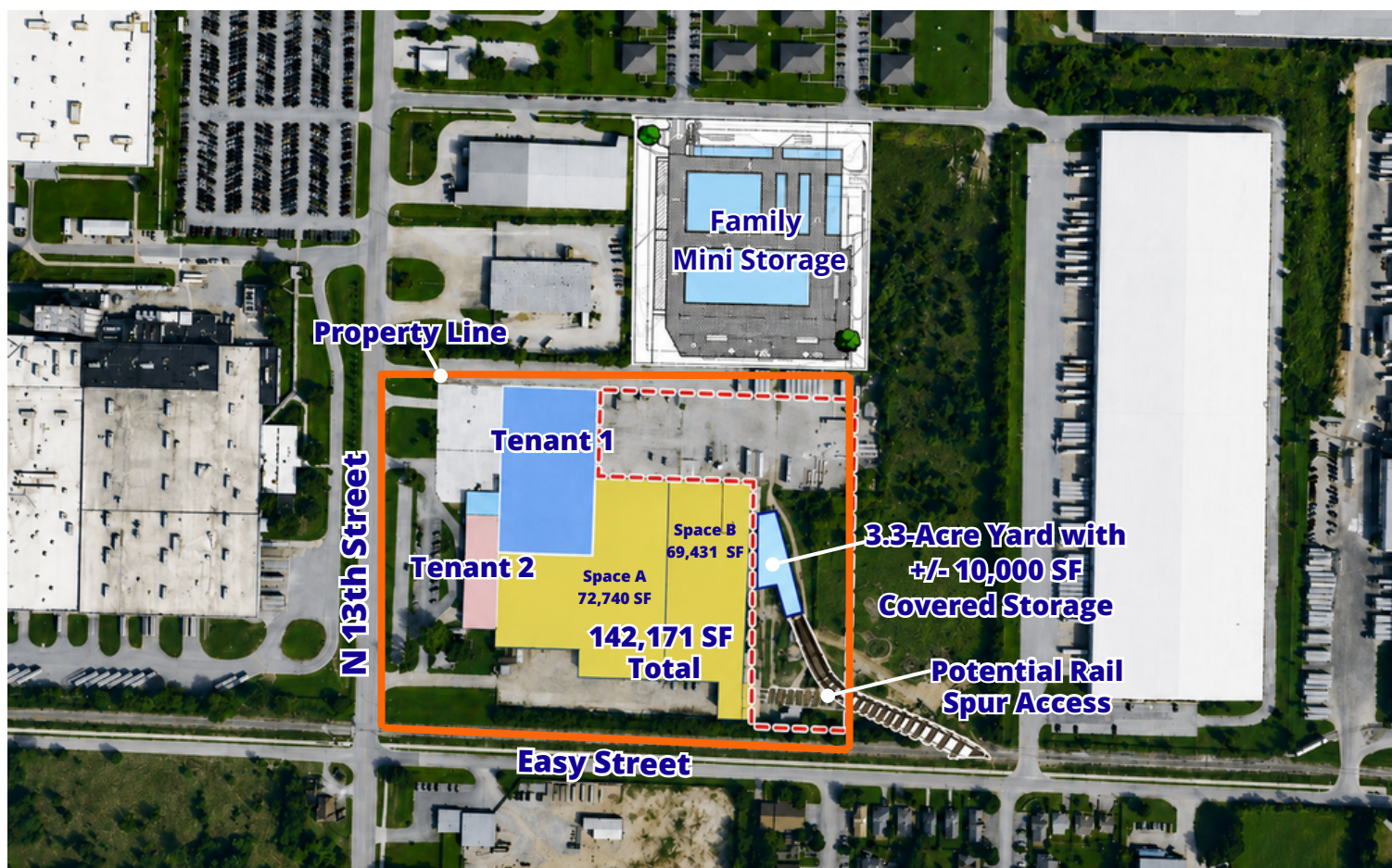
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Floor Plan

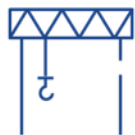


Micro Aerial

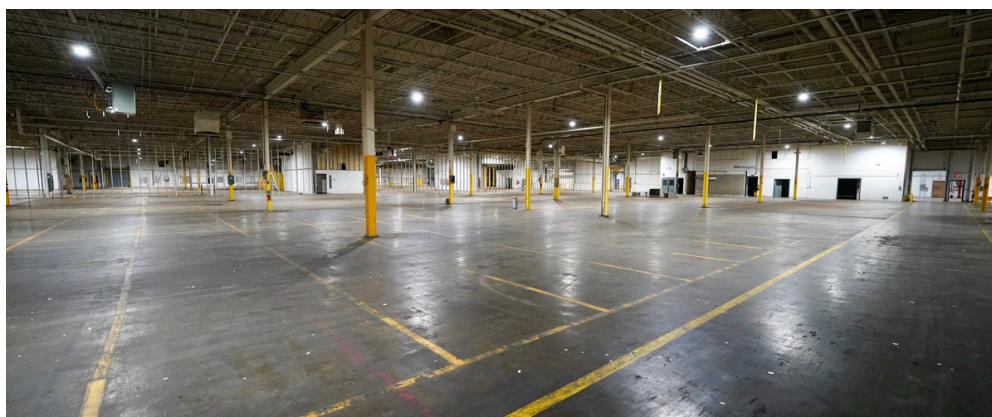
+/- 3.3-acre storage yard with
+/- 10,000-square-foot covered storage area



Location



- 20-ton crane bay with rail car dock
- (2) 3-ton cranes
- (1) 2-ton crane
- Clear height of 16'4"
- Heated
- 22 loading docks, 7 ramps, and 5 at-grade doors
- Covered loading area



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