

2605 STORAGE PKWY, SUITE 4, ROGERS

# FULLY CONDITIONED FLEX SPACE FOR LEASE



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# LEASE OVERVIEW

**AVAILABLE:** 4,086 SF

**RENTAL RATE:** \$14.00 PSF, NNN

**GRADE LEVEL DOORS:** 2 (12' x 10')

**DOCK LEVEL DOORS:** 1

**MIN WALL HEIGHT:** 16'

**PEAK HEIGHT:** 20'

**PARKING:** 6 - 8 SPACES

**HVAC:** FULLY CONDITIONED

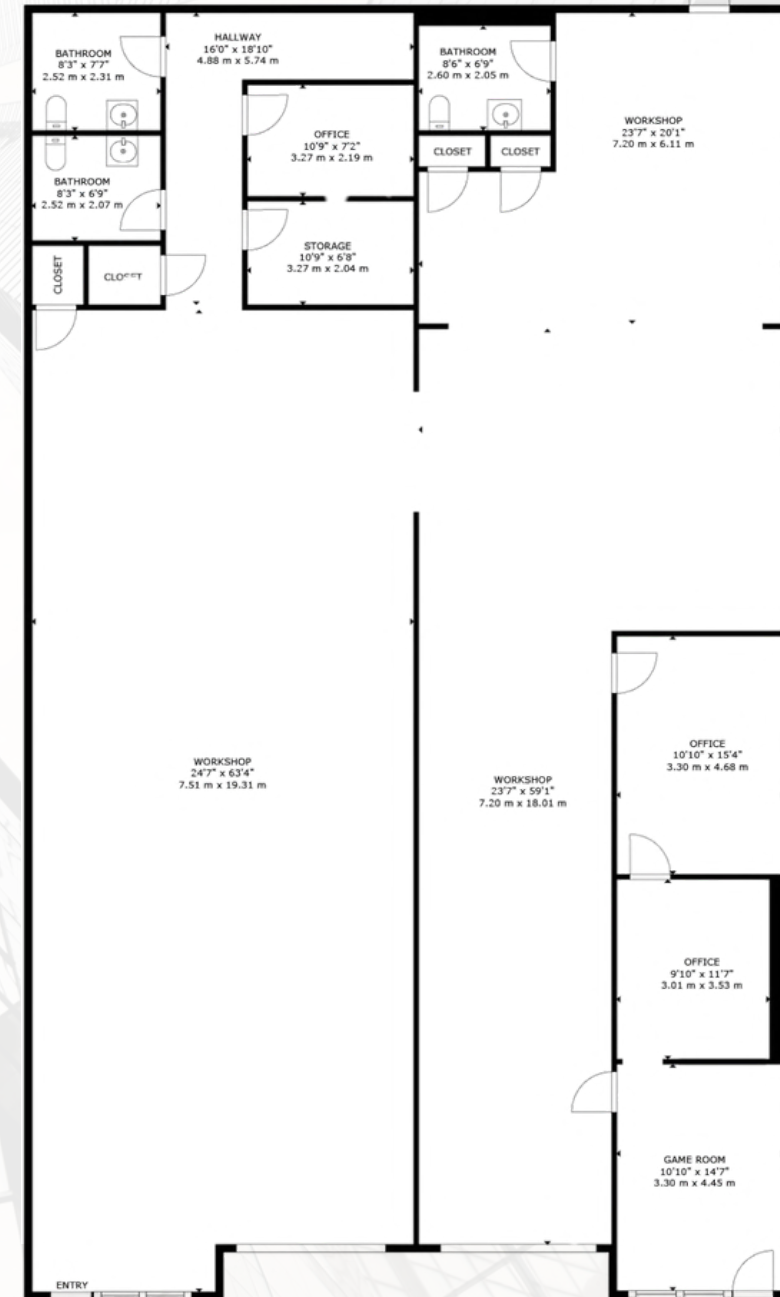
## EXECUTIVE SUMMARY

2605 Storage Parkway, Unit 4 in Rogers offers ±4,086 SF of flex space with a functional layout ideal for a variety of industrial or service users, including approximately ±800 SF of office space. The space features full HVAC throughout, dock and grade-level access, a reception area, four private offices, and three restrooms.

Conveniently located just a 2.9-mile drive to I-49, the property provides excellent accessibility within one of Northwest Arkansas' fastest-growing commercial corridors.

[🔗 SUITE 4 VIRTUAL TOUR 🔗](#)

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# INTERIOR WAREHOUSE PHOTOS



**DISCLAIMER:** THE SPACE CURRENTLY CONTAINS FORMER TENANT SUPPLIES, TOOLS, AND EQUIPMENT. PHOTOS HAVE BEEN DIGITALLY EDITED TO ILLUSTRATE THE APPROXIMATE APPEARANCE OF THE SPACE IF DELIVERED VACANT.

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# INTERIOR OFFICE PHOTOS



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# AERIAL VIEW



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# AERIAL VIEW



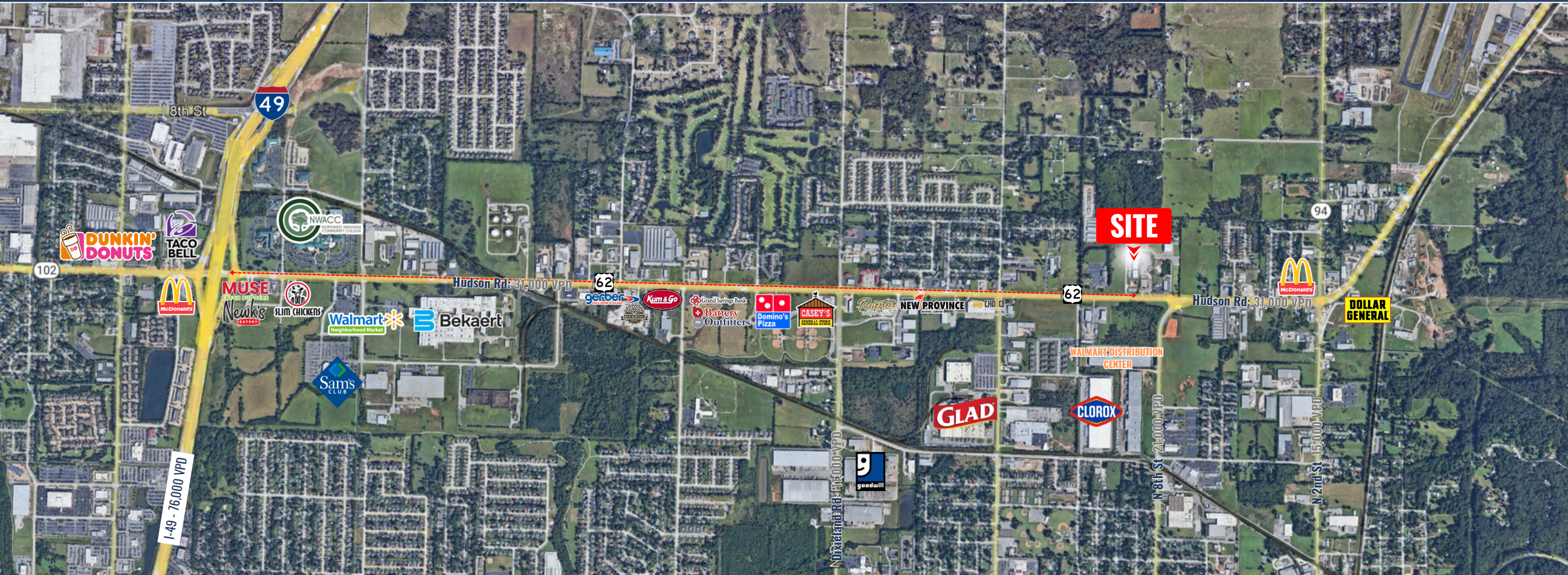
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# AERIAL MAP VIEW — 2.9 MILES FROM I-49



## INTERSTATE-49

2.9 MILES 8 MIN

## WALMART HOME OFFICE

4.2 MILES 10 MIN

## J.B. HUNT

8.7 MILES 20 MIN

## HWY 71B

0.1 MILES 5 MIN

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# DRIVE-TIME MAP



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# CONTACT US



**PALMER HAYS, SIOR**  
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Palmer Hays is a Northwest Arkansas native focused exclusively on industrial and land transactions. Palmer has worked with hundreds of tenants, landlords, and ownership groups across the region and has remained one of the most consistently active brokers in the Northwest Arkansas industrial market.

His business is built on a disciplined understanding of market fundamentals and a strong, consistent work ethic, allowing him to guide clients through real estate decisions with clarity and precision. When grouped with consistent deal flow this provides a real-time lens into market behavior, allowing clients to act on actionable insights rather than generalized assumptions.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond.

With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



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