



CUSHMAN &
WAKEFIELD

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PARTNERS

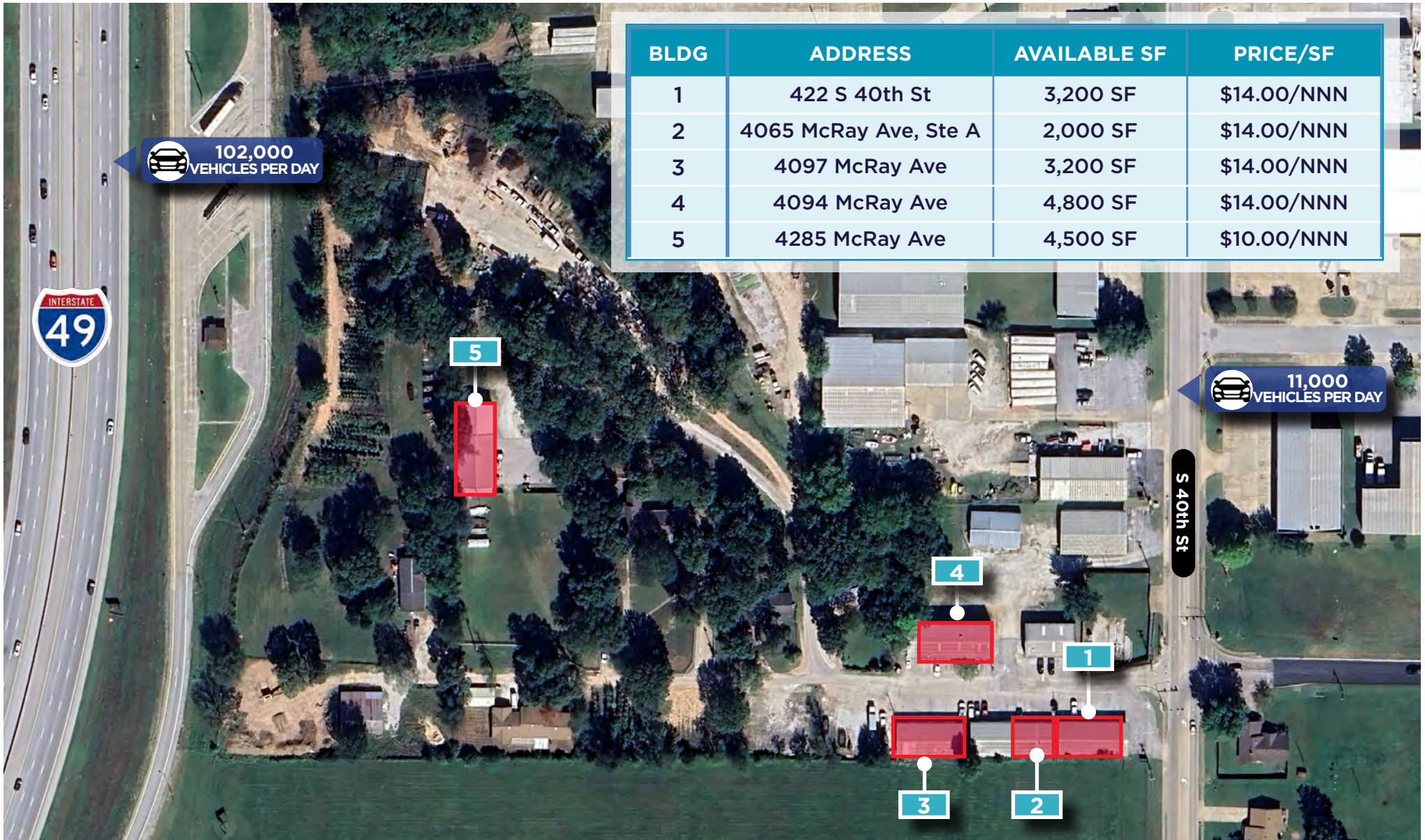
FOR LEASE

2,000-4,800 SF WAREHOUSE SPACE

MCRA Y AVE | SPRINGDALE, AR 72762

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY SITE PLAN



MCCRAY AVE INDUSTRIAL PARK

BUILDING 1 OVERVIEW

ADDRESS 422 S 40th St, Springdale, AR

AVAILABLE SF 3,200 ±SF

LEASE RATE \$14.00/NNN

DRIVE-INS 3 (10'x12')

NOTES

- Frontage on S 40th St
- Free span warehouse
- Open workspace, private office, kitchenette/ conference room, private bathroom
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 2 OVERVIEW

ADDRESS	4065 McRay Ave, Ste A, Springdale, AR
AVAILABLE SF	2,000 ±SF
LEASE RATE	\$14.00/NNN
DRIVE-INS	1 (10'x12')
NOTES	<ul style="list-style-type: none">• 3-Phase Power• Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 3 OVERVIEW

ADDRESS 4097 McRay Ave, Springdale, AR

AVAILABLE SF 3,200 ±SF

LEASE RATE \$14.00/NNN

DRIVE-INS 3 (10'x12')

NOTES

- Yard space potentially available contiguous to the property
- Free span warehouse
- Small office, private bathroom, and dry storage
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 4 OVERVIEW

ADDRESS 4094 McRay Ave, Springdale, AR

AVAILABLE SF 4,800 ±SF

LEASE RATE \$14.00/NNN

DRIVE-INS 4 (10'x12')

NOTES

- Large open workspace, private bathroom, 2 private offices, open workspace, and second floor dry storage
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



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BUILDING 5 OVERVIEW

ADDRESS 4285 McRay Ave, Springdale, AR

AVAILABLE SF 4,500 ±SF

LEASE RATE \$10.00/NNN

DRIVE-INS 3 (10'x12')

NOTES

- Available month to month/12 month max term
- Yard space available contiguous to the warehouse
- Office, private bathroom, split level dry storage with a drive-in



SITE AERIAL



MARKET AERIAL



FOR LEASE

2,000-4,800 SF WAREHOUSE SPACE

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FOR MORE INFORMATION, PLEASE CONTACT:



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