


1312 SUNCHASE COURT, UNIT 3, FAYETTEVILLE

FLEX SPACE FOR LEASE

WILL JARRATT
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479.396.2712
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FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS, SIOR
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LEASE OVERVIEW

AVAILABLE: 3,000 SF

RENTAL RATE: \$12.00 PSF, NNN

GRADE LEVEL DOORS: 1 (10' x 10')

MIN WALL HEIGHT: 16'

PEAK HEIGHT: 20'

PARKING: 3 SPACES

POWER CAPACITY: SINGLE-PHASE

EXECUTIVE SUMMARY

Position your business in one of Fayetteville's most accessible industrial locations with this 3,000 SF flex space just minutes from I-49. Ideal for contractors, light industrial users, warehousing, or distribution, the property features a 10' x 10' grade-level overhead door, 16' sidewalls with a 20' peak height, and separately metered utilities. Offered at \$12.00 PSF, NNN, this functional space provides an efficient layout for businesses seeking convenient access and affordable occupancy.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



INTERIOR 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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AERIAL VIEW



SITE

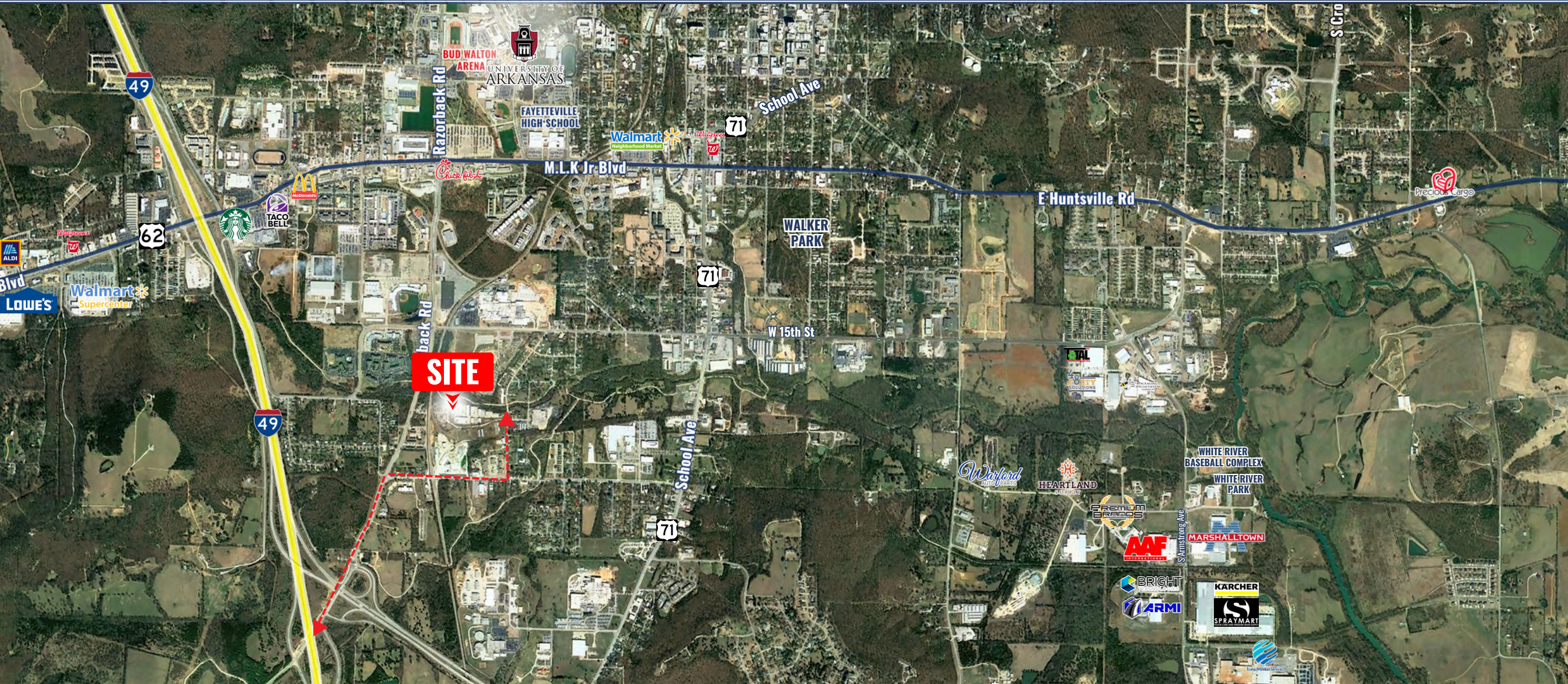
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AERIAL MAP VIEW



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DRIVE-TIME MAP



3 MINUTE DRIVE

5 MINUTE DRIVE

10 MINUTE DRIVE

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CONTACT US



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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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