

FOR LEASE — RENOVATED 2026

14,389 SF INDUSTRIAL SPACE WITH YARD

1601 PUMP STATION RD | FAYETTEVILLE, AR

DESIGNATED
YARD/PRIVATE
PARKING SPACE

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PARKING SPACE



FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

ADDRESS 1601 Pump Station Rd, Fayetteville, AR 72701

AVAILABLE SF 14,389 ±SF

**AVAILABLE PARKING/
YARD SPACE** See Photo

ASKING RATE \$9.00/SF NNN

DRIVE INS 1 (14x16)

CLEAR HEIGHTS 17'-32.5'

ZONING I-2 (General Industrial)

NOTES

- Fully renovated in February 2026
- Space features roughly 5,000 SF of office space
- 3 phase, 480V, 1200 amps of power on site.
- Ample yard space can be accommodated, with power available in the yard.

AREA DEMOGRAPHICS



**31 % POPULATION
GROWTH IN NWA**



**36 PEOPLE MOVING TO
NWA PER DAY**



3,042 TOTAL BUSINESSES



56,945 TOTAL EMPLOYEES

**Demographics based on a 5 mile radius. Source: NWA Council, ESRI*

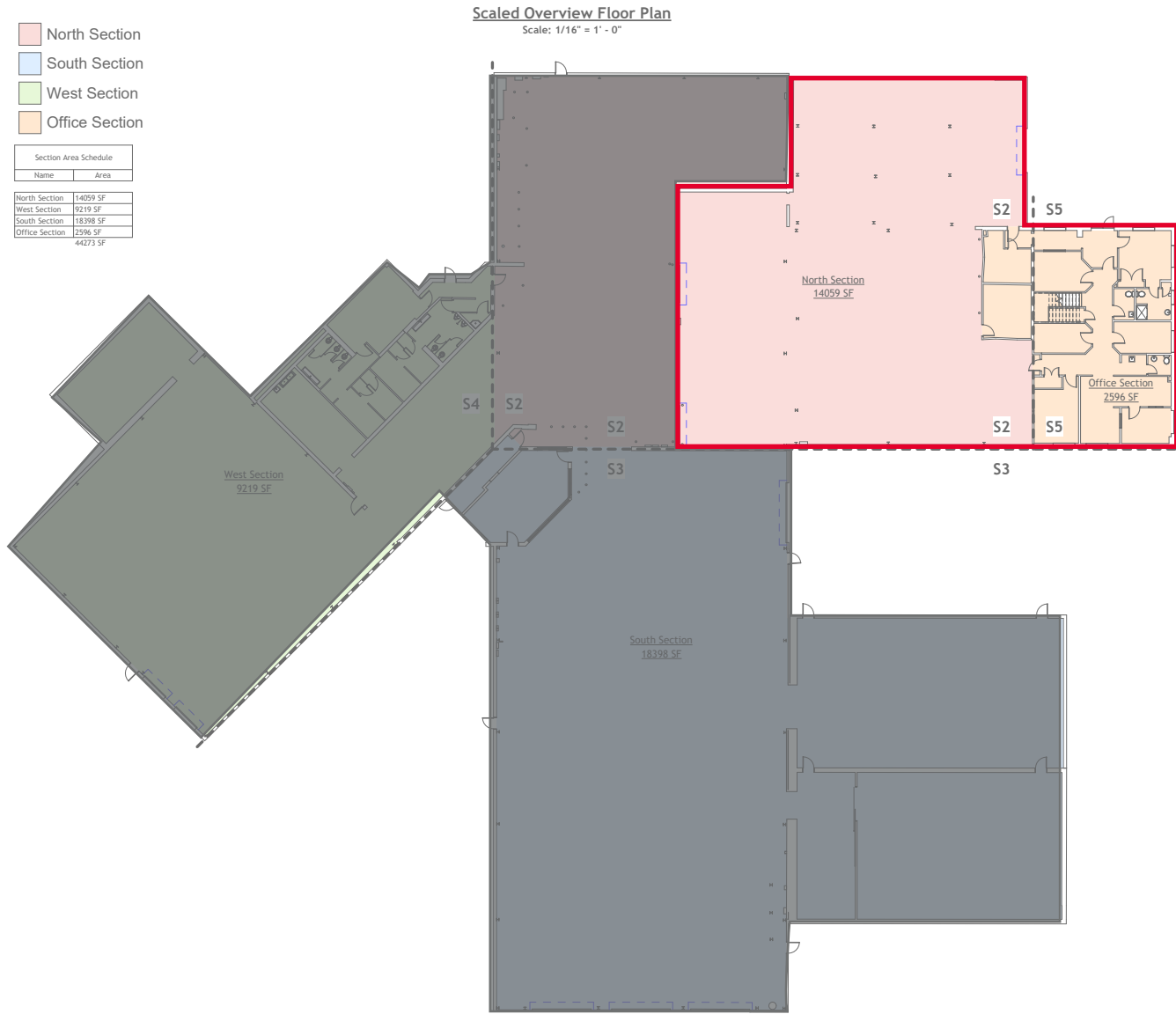
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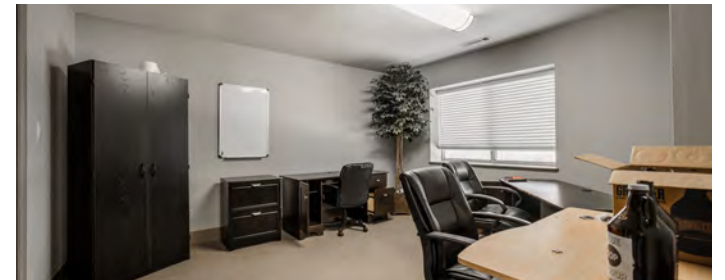


SITE AERIAL



PROPERTY FLOOR PLAN







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