

1201 E LAKE FRANCIS DR, SILOAM SPRINGS

14,682 SF FLEX BUILDING FOR LEASE



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SITE OVERVIEW

AVAILABLE:	14,682 SF
LEASE RATE:	\$8.00 PSF MODIFIED GROSS
GRADE LEVEL DOORS:	4 (12' x 10')
DOCK DOORS:	2
PEAK HEIGHT:	18'
BLDG DIMENSIONS:	136' x 102'
HVAC:	ELECTRIC

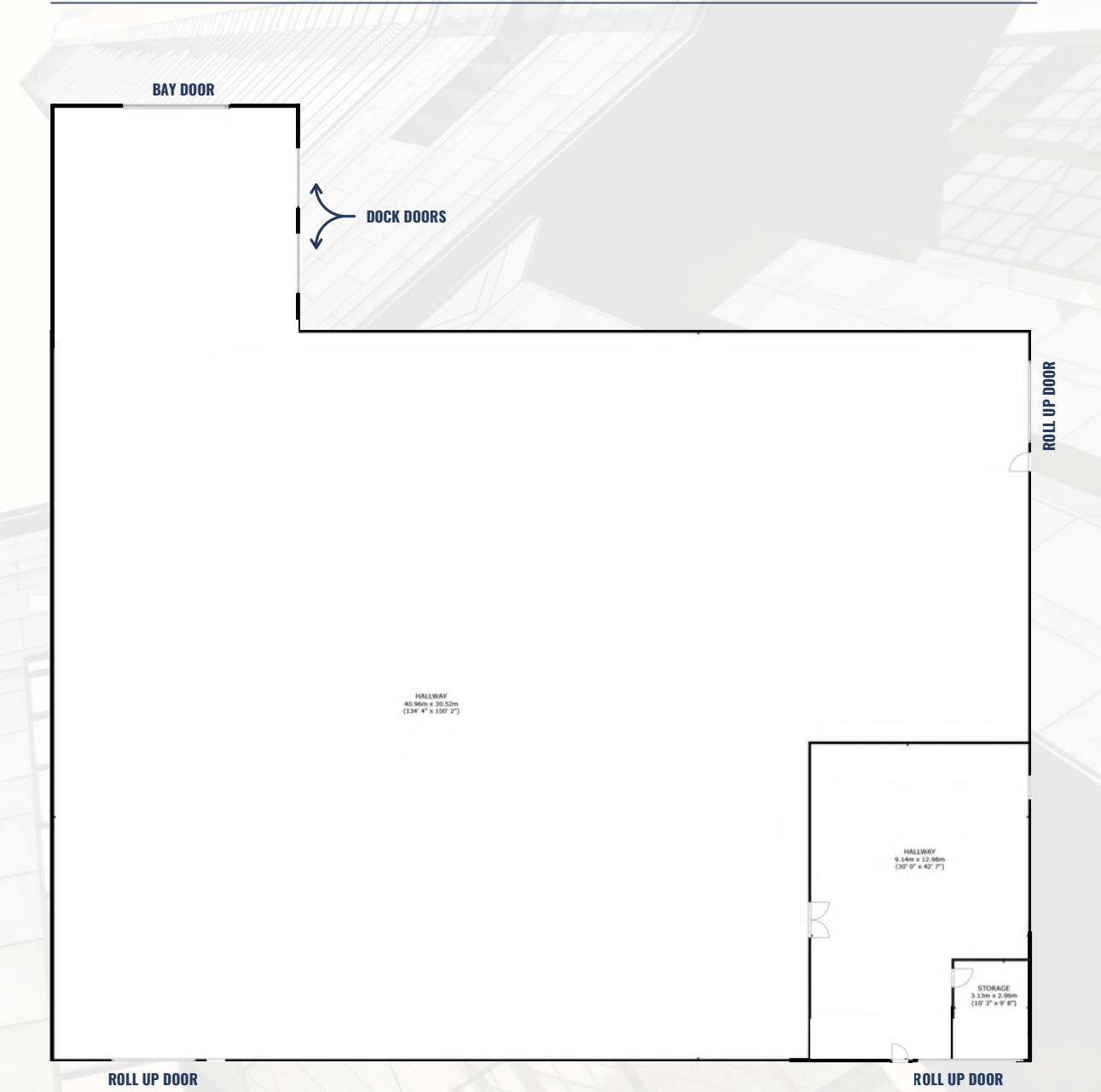
EXECUTIVE SUMMARY

1201 E Lake Francis Drive offers ±14,682 SF of functional flex/industrial space for lease in Siloam Springs, Arkansas, conveniently located less than one mile from Highway 412 for excellent regional access. The property features four 12' x 10' grade-level overhead doors, two dock-high doors, an 18' peak ceiling height, one office, and a half bath, providing a versatile layout for a variety of industrial users. Offered at \$8.00 PSF Modified Gross, this space is well suited for dry storage, contractor operations, warehouse, distribution, or light industrial uses seeking a practical and accessible facility.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



INTERIOR PHOTOS



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AERIAL VIEW



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SITE PHOTOS



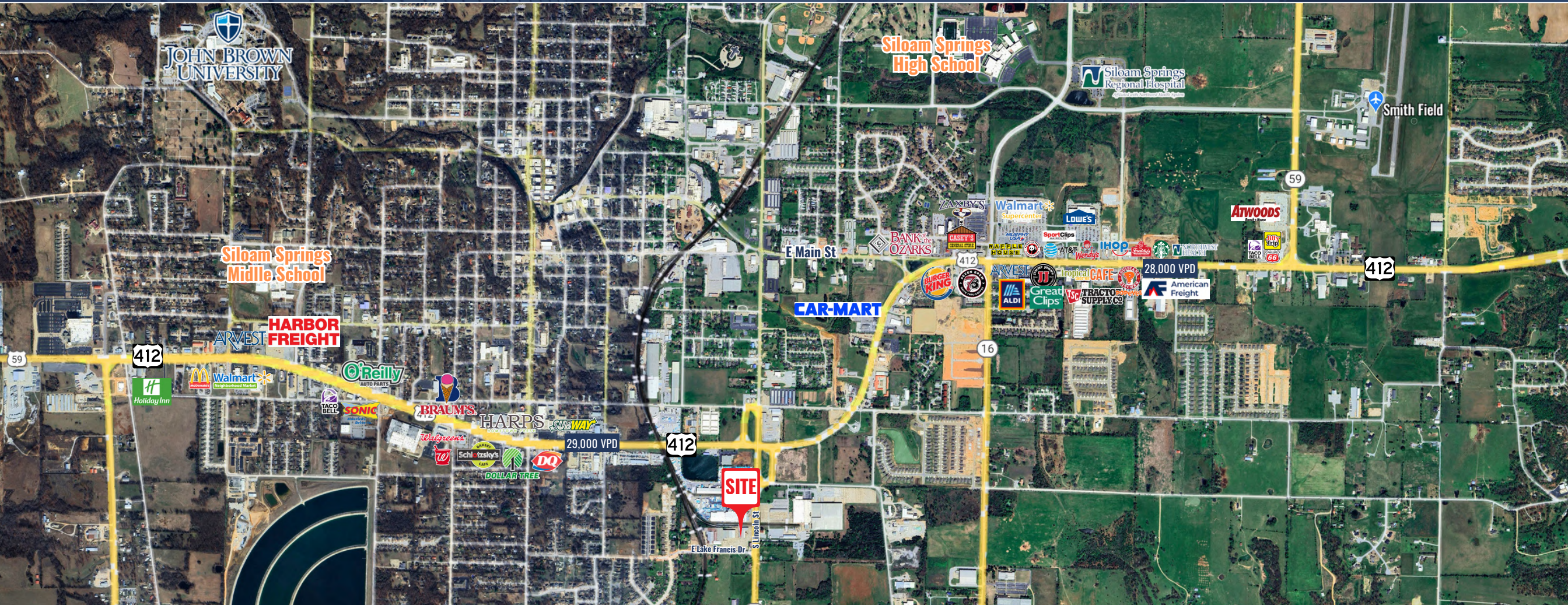
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MAP AERIAL VIEW



INTERSTATE-49

 20.0 MILES  27 MIN

HWY 412

 0.4 MILES  1 MIN

SPRINGDALE, AR

 19.0 MILES  23 MIN

NORTHWEST ARKANSAS AIRPORT

 20.0 MILES  28 MIN

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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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