

1000 W MONROE AVE, LOWELL, AR

WAREHOUSE UNITS FOR LEASE

WILL JARRATT
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FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS, SIOR
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LEASE OVERVIEW

AVAILABLE:	1,980 — 7,920 SF (DEMISABLE)
ASKING RENT:	\$16.00 PSF NNN
GRADE LEVEL DOORS:	6 TOTAL (1 PER 1,980 SF) 12' x 12'
MIN WALL HEIGHT:	13'
PEAK HEIGHT:	18'
PARKING:	12 SPACES
POWER CAPACITY:	200-A SINGLE PHASE

EXECUTIVE SUMMARY

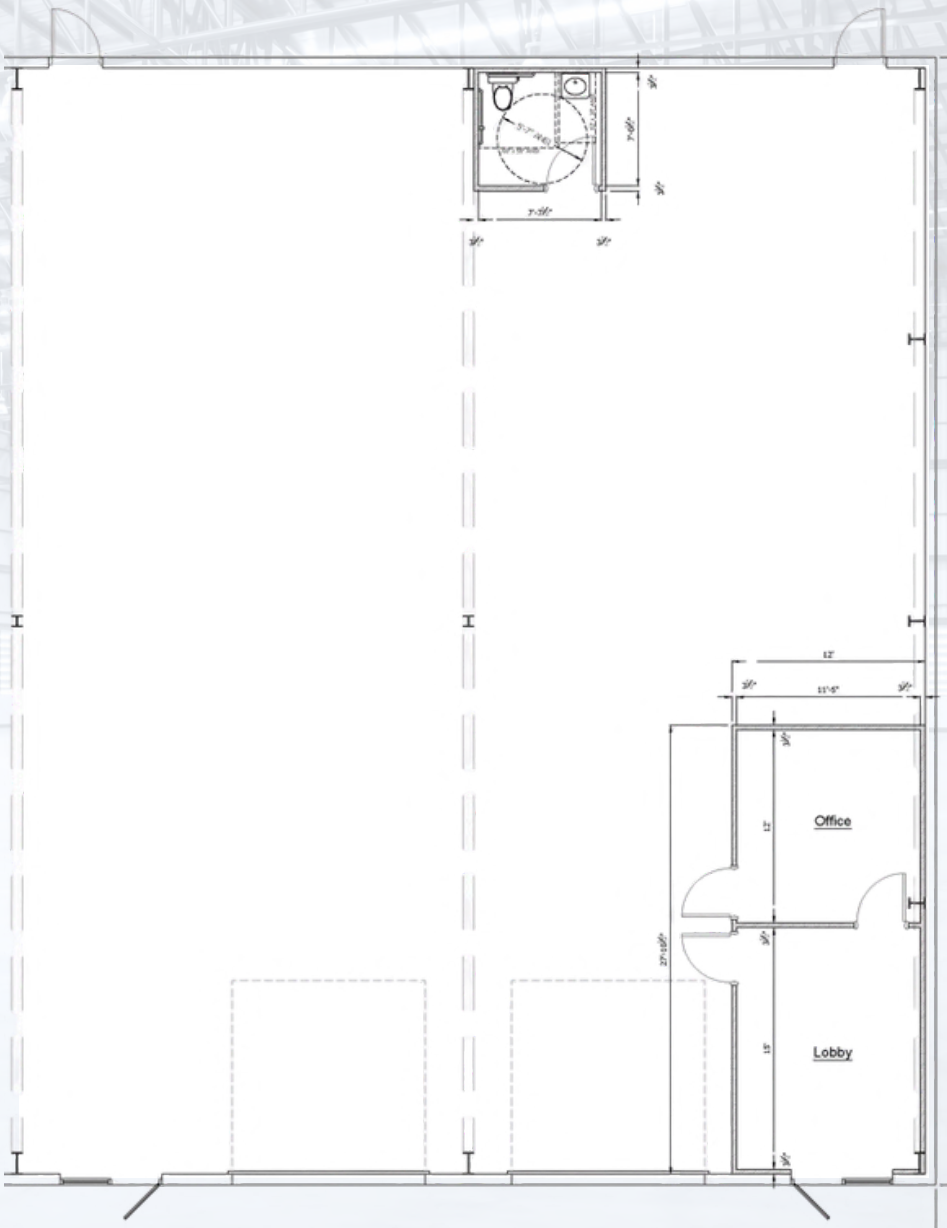
Now leasing four brand-new warehouse buildings offering flexible units from ±1,980–7,920 SF (demisable). Each unit will feature a 12' x 12' grade-level door, 18' clear height, and 200A single-phase power. Conveniently positioned on Highway 264 with traffic counts exceeding 26,000 vehicles per day, the property is strategically located **less than a mile** from **Interstate-49** and JB Hunt's corporate headquarters, and just a 1.2-mile drive to Highway 71B. This prime location offers unmatched accessibility, visibility, and connectivity to Northwest Arkansas' major business corridors.

VIRTUAL TOUR

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UNITS DIVISIBLE FROM 1,960–7,920 SF

THE UNIT SHOWN BELOW IS SUITES E-F IN BUILDING 1002, TOTALING 3,960 SF, AND IS THE SAME SPACE FEATURED IN THE VIRTUAL TOUR.



SITE PLAN



■ AVAILABLE ■ LEASED

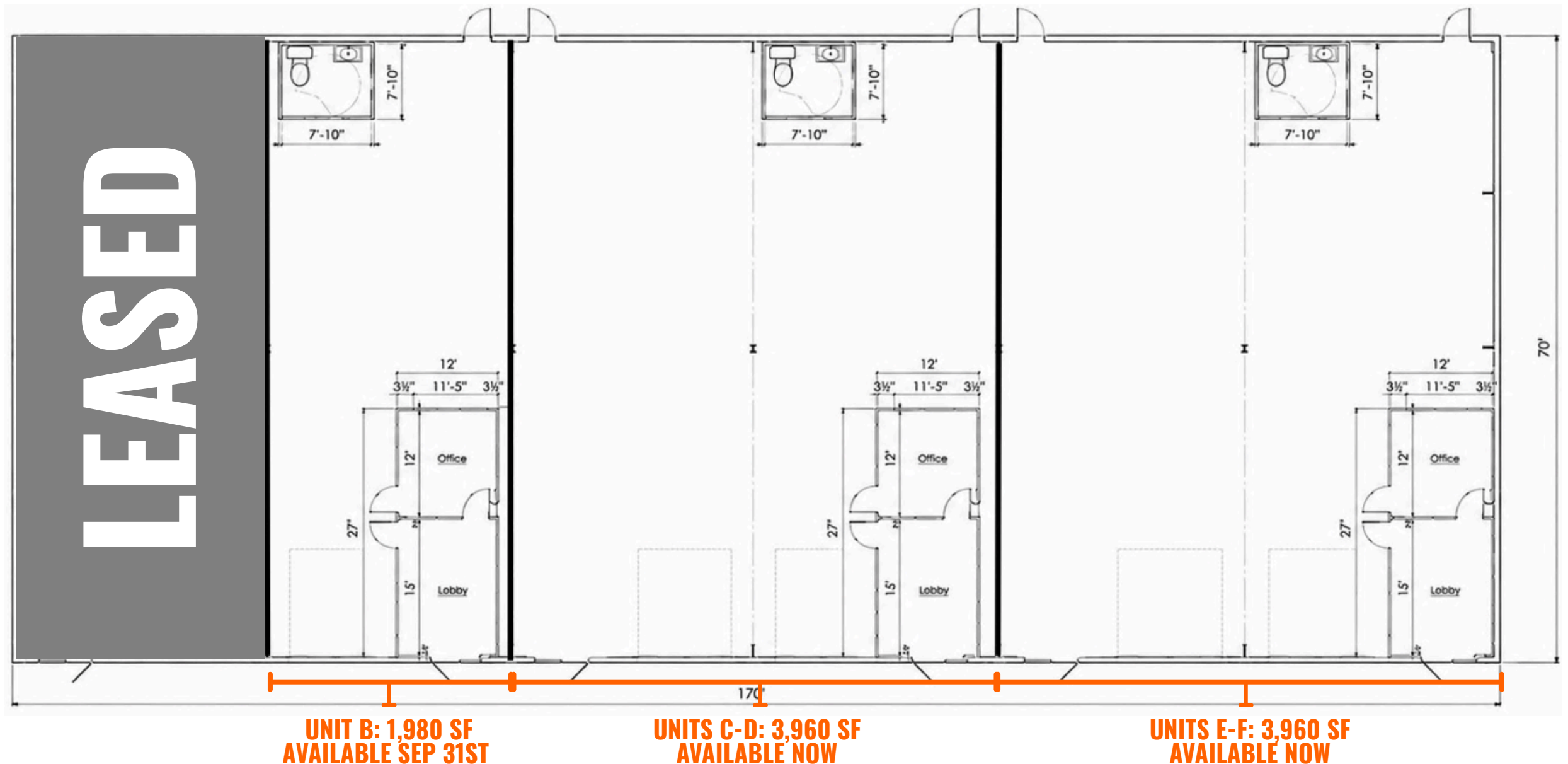
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BLDG 1002 FLOOR PLAN



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INTERIOR PHOTOS



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AERIAL VIEW



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AERIAL MAP VIEW



INTERSTATE-49

0.3 MILES 1 MIN

71-B

1.2 MILES 4 MIN

J.B. HUNT

0.8 MILES 3 MIN

ARKANSAS-MISSOURI RAILROAD

1.5 MILES 5 MIN

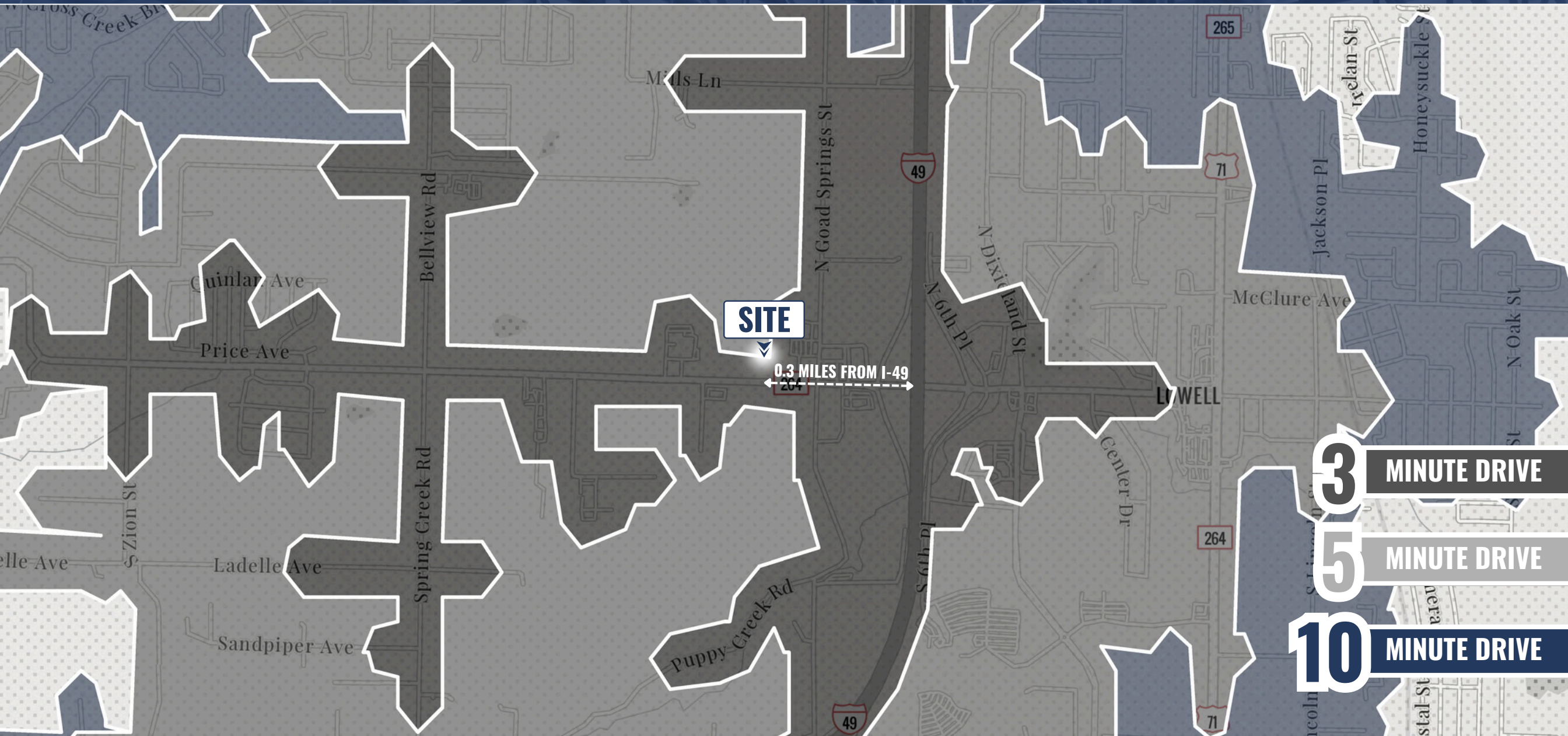
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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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