



**FOR LEASE**

Asking Rate:

**\$14 PSF NNN**

**Contact us:**

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## Northeast of the N 13th Street & W Easy Street Intersection Rogers, Arkansas

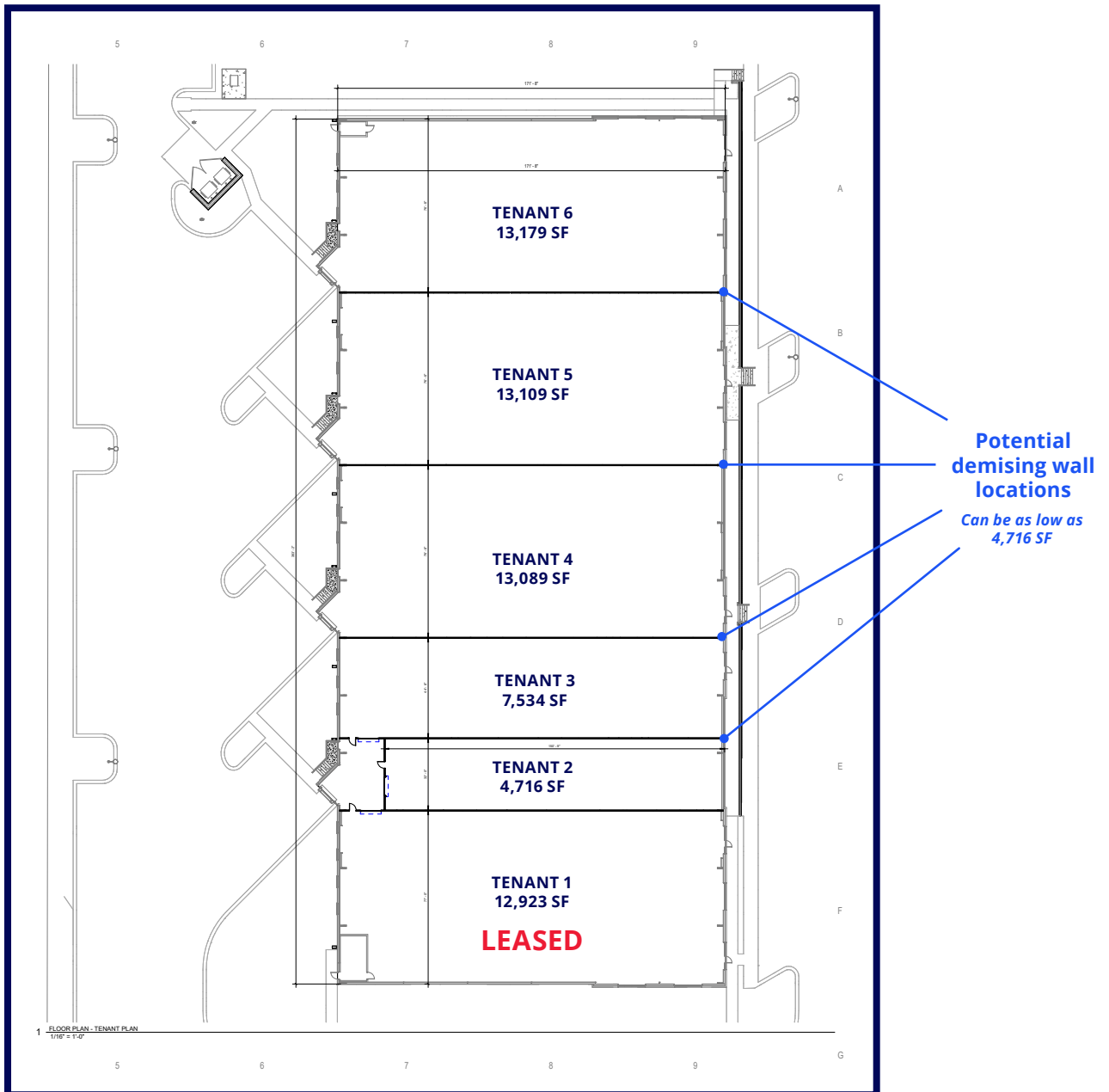
### Property Amenities

- New Flex/ Industrial building currently being constructed to deliver June 2026
- 4,716 SF to 51,699 SF available for lease
- Four loading docks total for the 51,699 SF space or 1 per 13,000 SF space
- Sloped roof clear height ranges from 18'2" to 31'5"
- Zoned I-2 Heavy Industrial
- Tenant Improvement allowance negotiable
- Each 13,000 SF bay is 76' wide by 171' deep

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Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

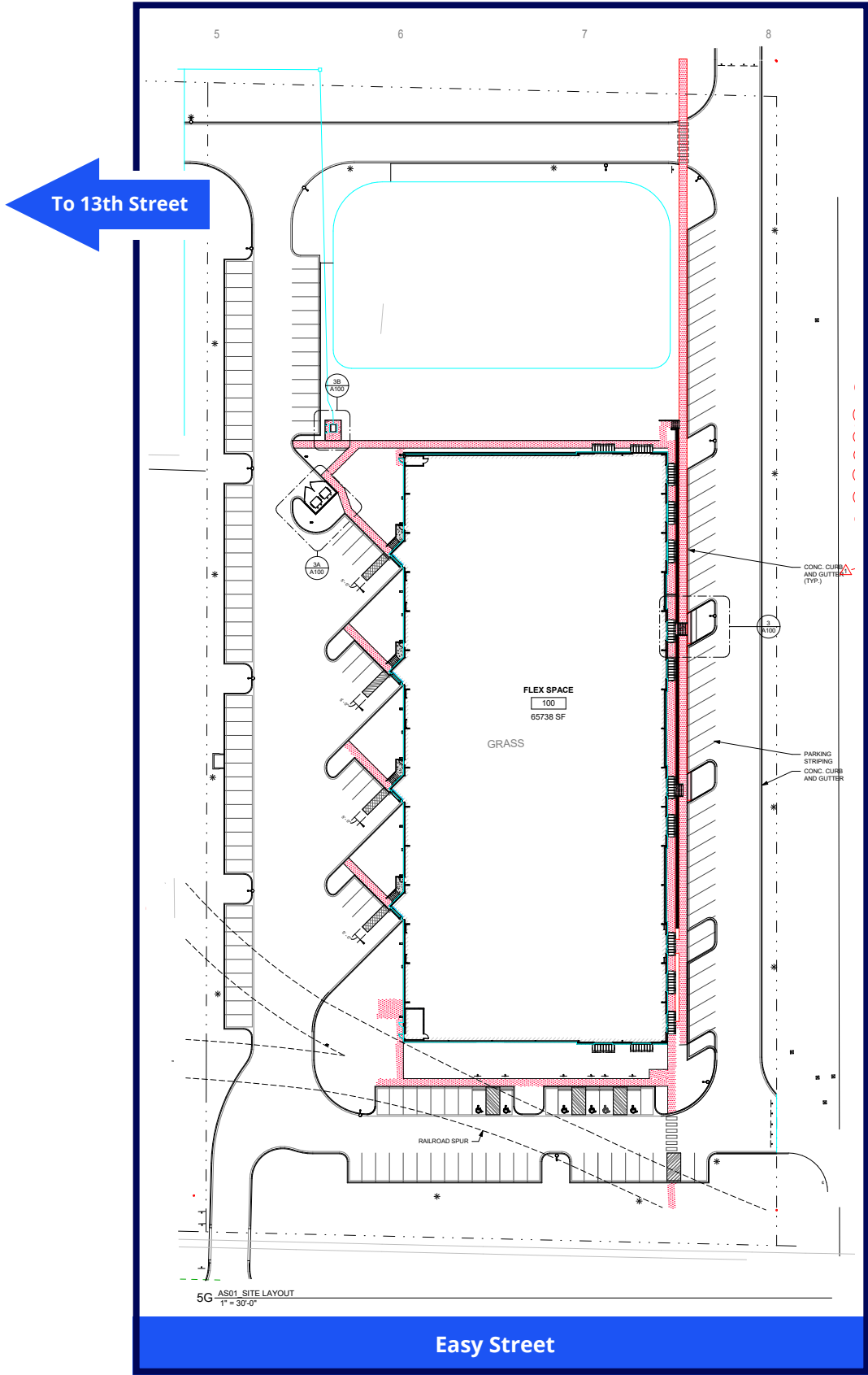
# Floor Plan



## Delivery of Space:

- 3 Phase / 480V power
- Finished floor except trench for plumbing
- Heat only warehouse
- Sprinkler system
- Water/ Sewer locations to be determined with Tenant Improvements
- Separately metered.

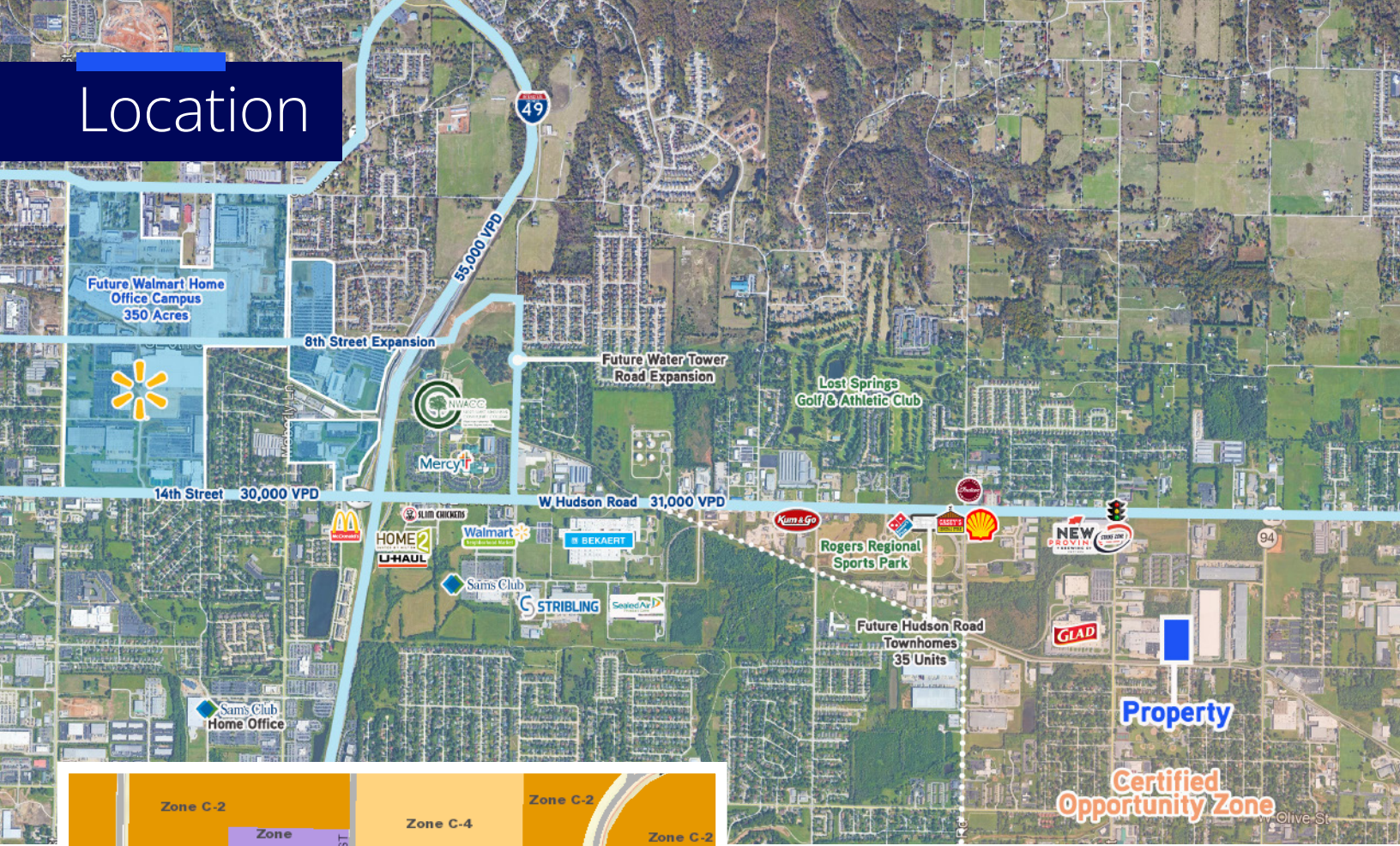
# Site Plan



# Building Concept



# Location



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**Quick access to  
 Highway 62 &  
 Interstate 49 (3 miles)**



**Located in an  
 industrial area of  
 Rogers, AR**



**I-2 zoning allows  
 a wide range of  
 industrial/flex uses**



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