

2601 SE J STREET, BENTONVILLE, ARKANSAS

106,104 SF FLEX BUILDING FOR LEASE

🔗 2601SEJST.COM 🔗

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EXECUTIVE SUMMARY

This ±106,104 SF flex building for lease at 2601 SE J St in Bentonville offers a highly functional layout designed to accommodate large-scale users. The property features 20 dock doors and 4 bay doors, along with a 28-foot peak height and efficient 50' x 31' column spacing to support warehouse and distribution operations. The building includes approximately 15,500 SF of office space, providing a strong balance of office and industrial functionality. Located just 1.3 miles from Interstate 49 and only 1.4 miles from Walmart's Home Office campus, the property provides excellent accessibility while being just 3 miles from the Bentonville Square and approximately 12 miles from Northwest Arkansas National Airport (XNA).

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PROPERTY HIGHLIGHTS

106,104 SF

AVAILABLE

\$10.50 PSF, NNN

ASKING RENT

20

DOCK DOORS

4

BAY DOORS

28'

PEAK HEIGHT

15,500 SF

OFFICE SF

1.3 MILE DRIVE

DISTANCE TO I-49



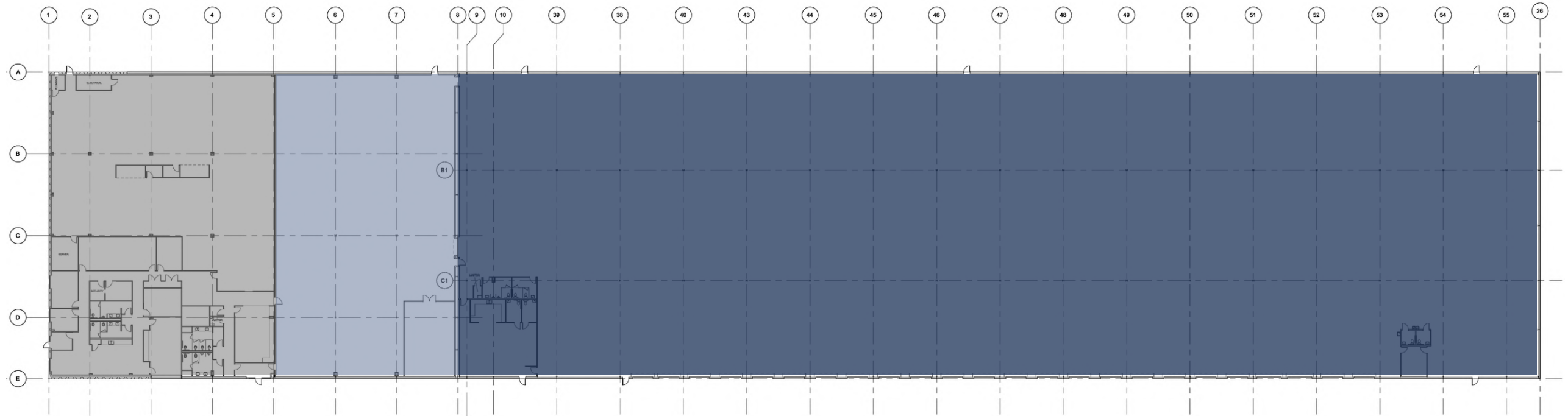
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FLOOR PLAN



OFFICE SPACE

CLIMATE CONTROLLED WAREHOUSE SPACE

WAREHOUSE SPACE

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AERIAL VIEW

DOWNTOWN BENTONVILLE

WALMART  CAMPUS



SE J STREET

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INTERIOR PHOTOS



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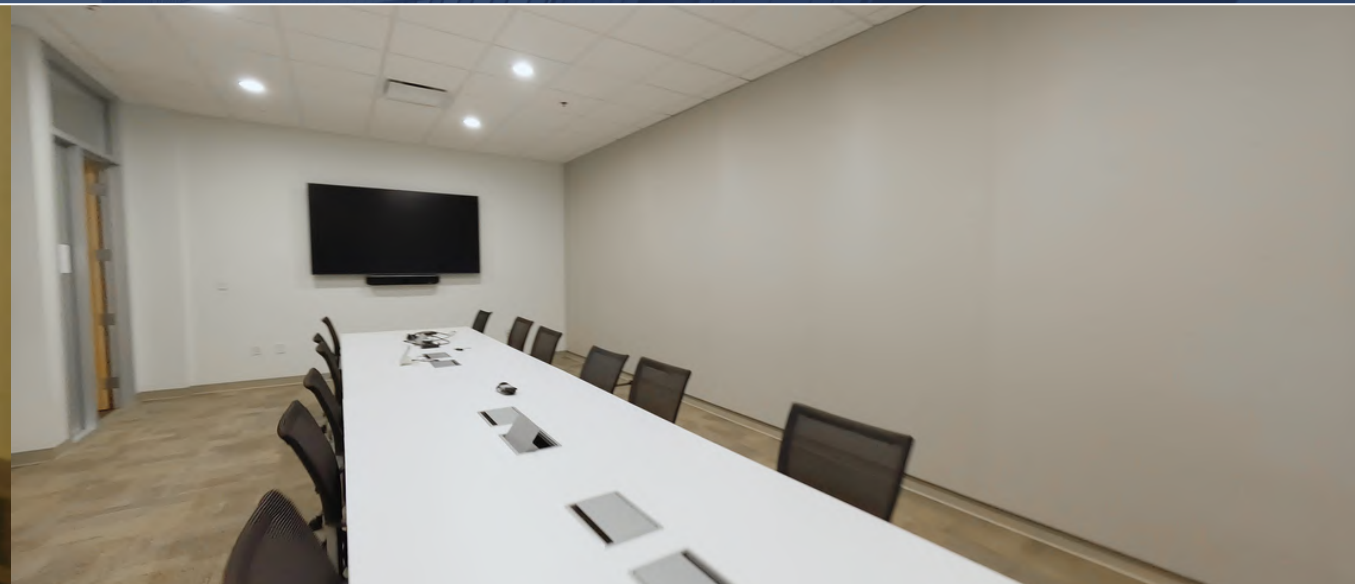
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INTERIOR PHOTOS

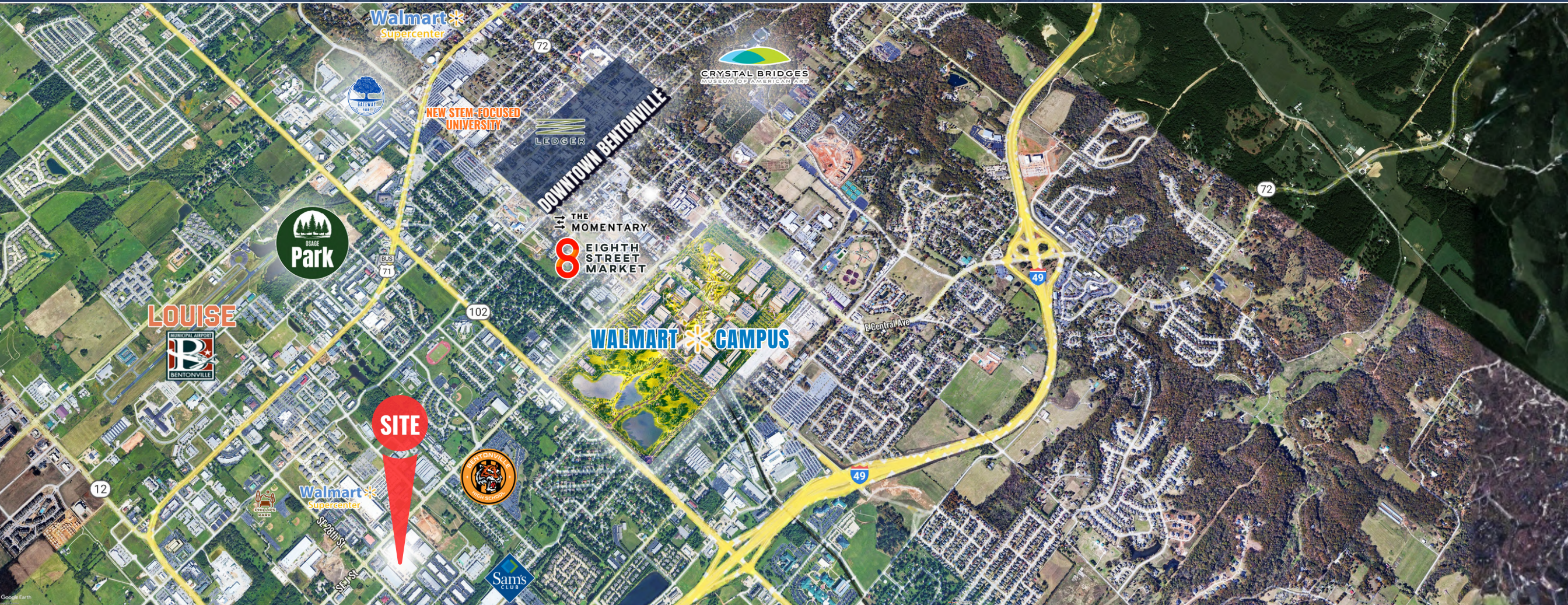


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AERIAL MAP VIEW — 1.3 MILES FROM I-49



 1.3 MILES
 5 MIN
INTERSTATE-49

 1.1 MILES
 5 MIN
SAM'S CLUB HOME OFFICE

 0.6 MILES
 3 MIN
HWY 71-B

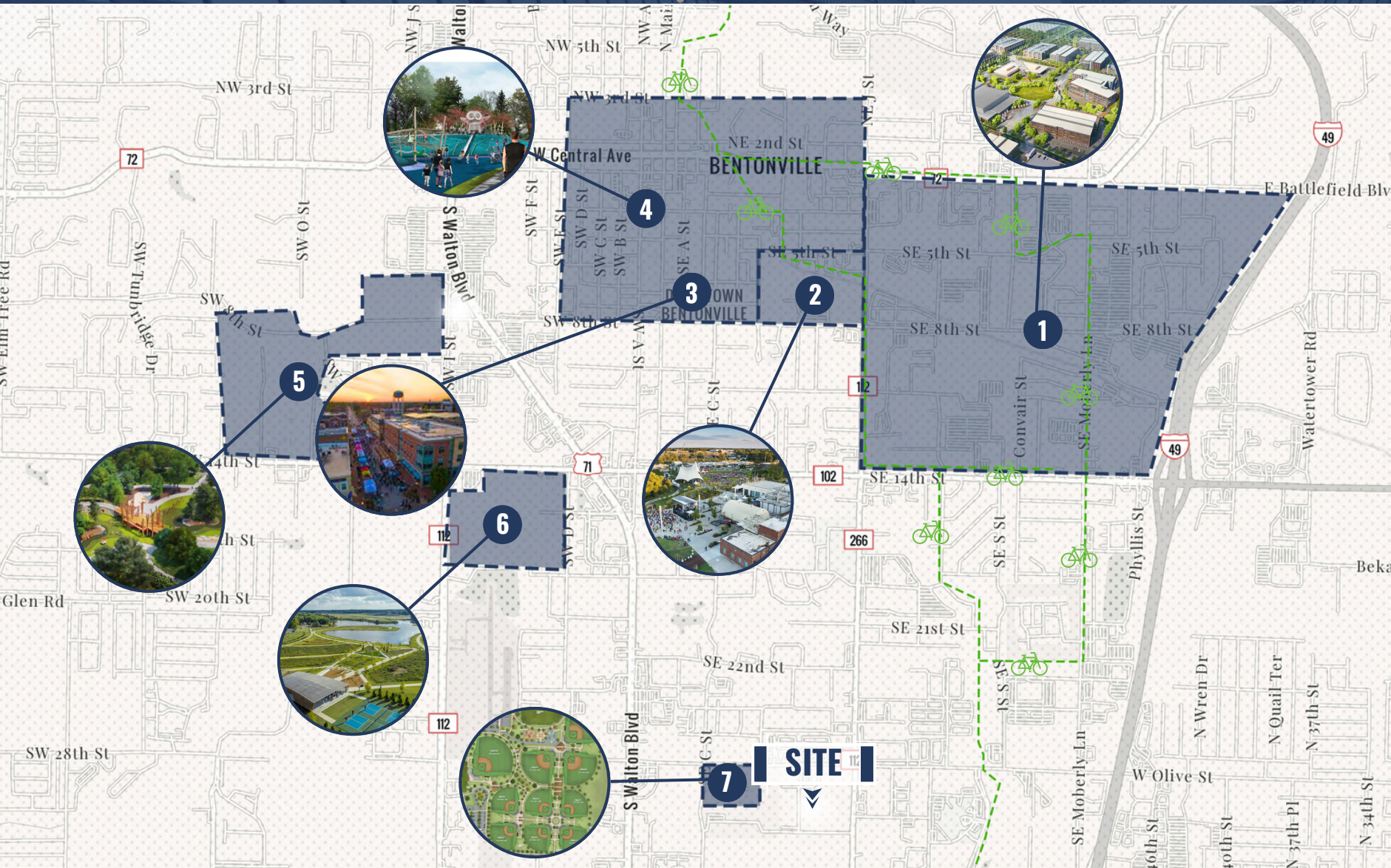
 1.4 MILES
 6 MIN
WALMART HOME OFFICE CAMPUS

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NEARBY AMENITIES/DEVELOPMENTS



1 WALMART CAMPUS

The new Walmart campus in Bentonville, AR, spans 350 acres and is set to bring 14,000+ employees to the area. This major development boosts demand for nearby properties, creating strong growth potential for retail, office, and residential investments.

2 8TH STREET MARKET

8th Street Market is a lively hub for local food, art, and culture, featuring artisan eateries, craft breweries, and unique shops. Home to the Brightwater culinary school and community events, it offers an authentic taste of Northwest Arkansas's creative spirit in a trendy, industrial setting.

3 DOWNTOWN BENTONVILLE

Downtown Bentonville, AR, has transformed into a vibrant destination, blending historic charm with modern amenities. Anchored by the Walmart Museum and Crystal Bridges, the area is a hub for art, dining, and business, drawing locals and visitors alike. With Walmart's campus expansion and ongoing investment in public spaces, it's primed for mixed-use, residential, and commercial growth, making it a top choice for investors in NWA.

4 QUILT OF PARKS

The Quilt of Parks is new, major project in downtown Bentonville, connecting six downtown parks through the A Street Promenade, a pedestrian-friendly corridor. It will create linked green spaces, plazas, and gardens, enhancing the flow of public events and improving downtown's walkability. The project, funded by local foundations, will be completed in phases by 2025, aiming to create a more vibrant, accessible downtown for residents and visitors.

5 GATEWAY PARK

The Gateway Park development in Bentonville will create a welcoming space with green areas, multi-use trails, sports facilities, and family-friendly zones. Positioned as a key entry point to the city, this project blends nature with modern amenities, enhancing community access to outdoor activities and connecting Bentonville's broader parks and trails network.

6 OSAGE PARK

Osage Park is a newly opened, vibrant outdoor space designed for recreation and connection with nature. Featuring scenic trails, open green areas, a lake for kayaking, and spaces for family gatherings, the park offers diverse activities for all ages.

7 PHILLIPS PARK RENOVATION

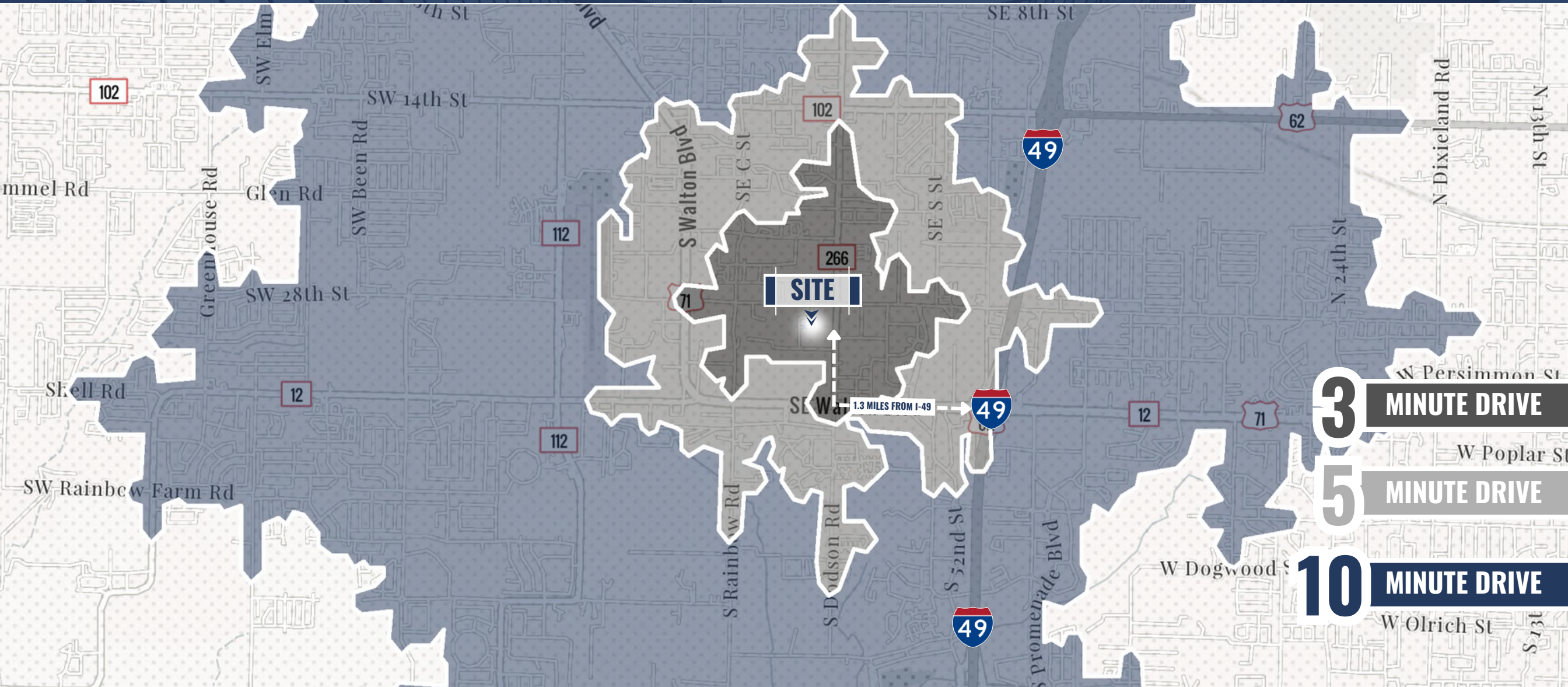
The Phillips Park renovation in Bentonville, is transforming the park with upgraded sports facilities, enhanced playgrounds, improved picnic areas, and new walking and biking paths. Designed for all ages, the renovation aims to create a modern, inclusive space for recreation and community gatherings.

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DRIVE TIME MAP



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DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2601 SE J STREET, BENTONVILLE, AR
3-MILE RADIUS

KEY FACTS

60,638

Population



24,591

Households

34.1

Median Age

\$77,873

Median Disposable Income

EDUCATION

4.9%

No High School Diploma



23.5%

High School Graduate



21.6%

Some College/
Associate's Degree



50.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$96,058

Median Household Income



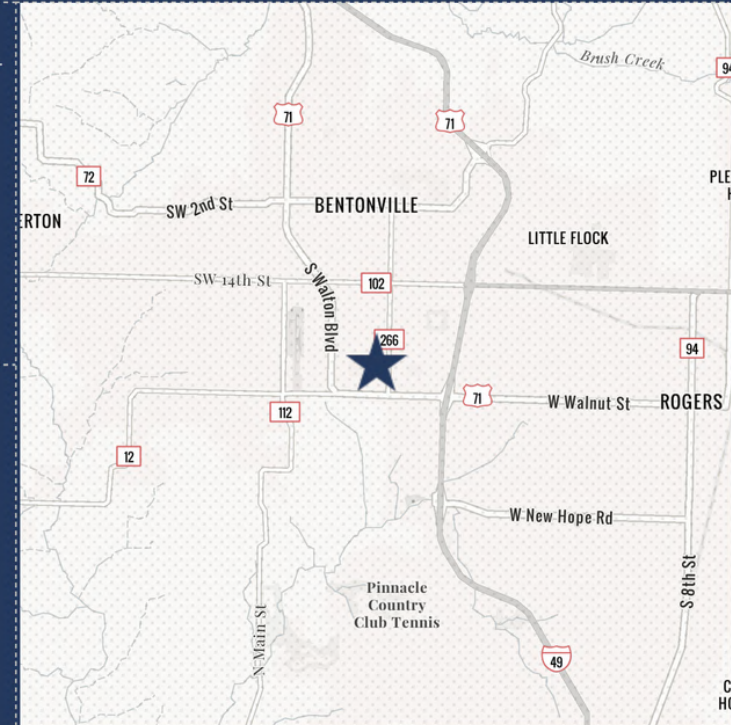
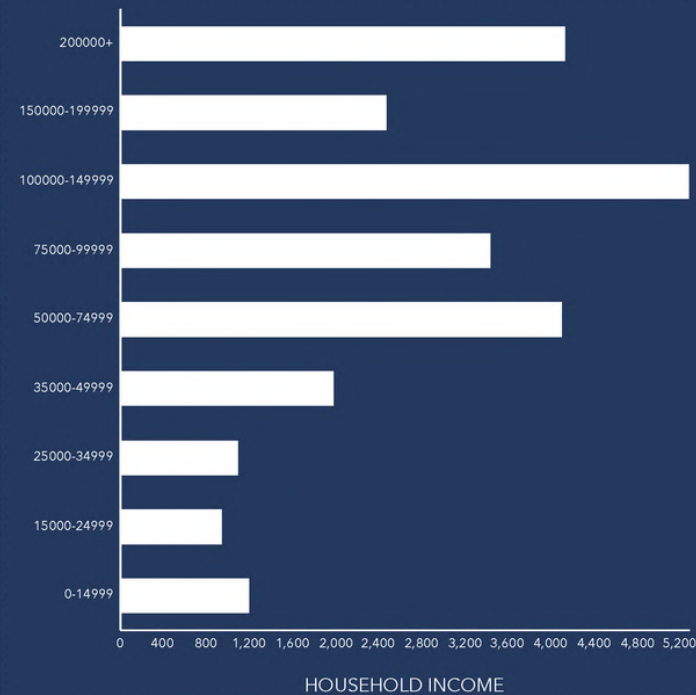
\$51,268

Per Capita Income



\$133,870

Median Net Worth



EMPLOYMENT



White Collar

71.4%



Blue Collar

19.1%



Services

11.2%

3.8%

Unemployment Rate

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LOCATION

LOCATION CONVENIENCE

Bentonville: A Thriving Hub

Bentonville, Arkansas, is a thriving city in Northwest Arkansas, best known as the headquarters of Walmart and a hub for innovation and culture. Home to attractions like Crystal Bridges Museum of American Art, it combines historic charm with modern growth. With strong connectivity via Interstate 49 and a focus on quality of life, Bentonville continues to attract businesses, residents, and visitors alike.



**2.9
MILES**



**1.4
MILES**



**12
MILES**



**4.2
MILES**

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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.

YOUR TRUSTED PARTNER IN CRE SOLUTIONS.

Focus Commercial Real Estate is a full-service brokerage firm specializing in all aspects of commercial real estate. With deep roots in Northwest Arkansas and decades of combined experience, our team has successfully navigated multiple market cycles—leveraging instinct, data-driven insights, and a relentless work ethic to deliver results that stand the test of time. From guiding Fortune 500 companies and private enterprises to advising individual investors and property owners, we provide the expertise and strategic direction needed to help clients make confident, informed decisions and achieve their long-term real estate objectives.

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