

FLEX SPACE FOR LEASE

1601 W ACORN DR, ROGERS, AR 72756



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

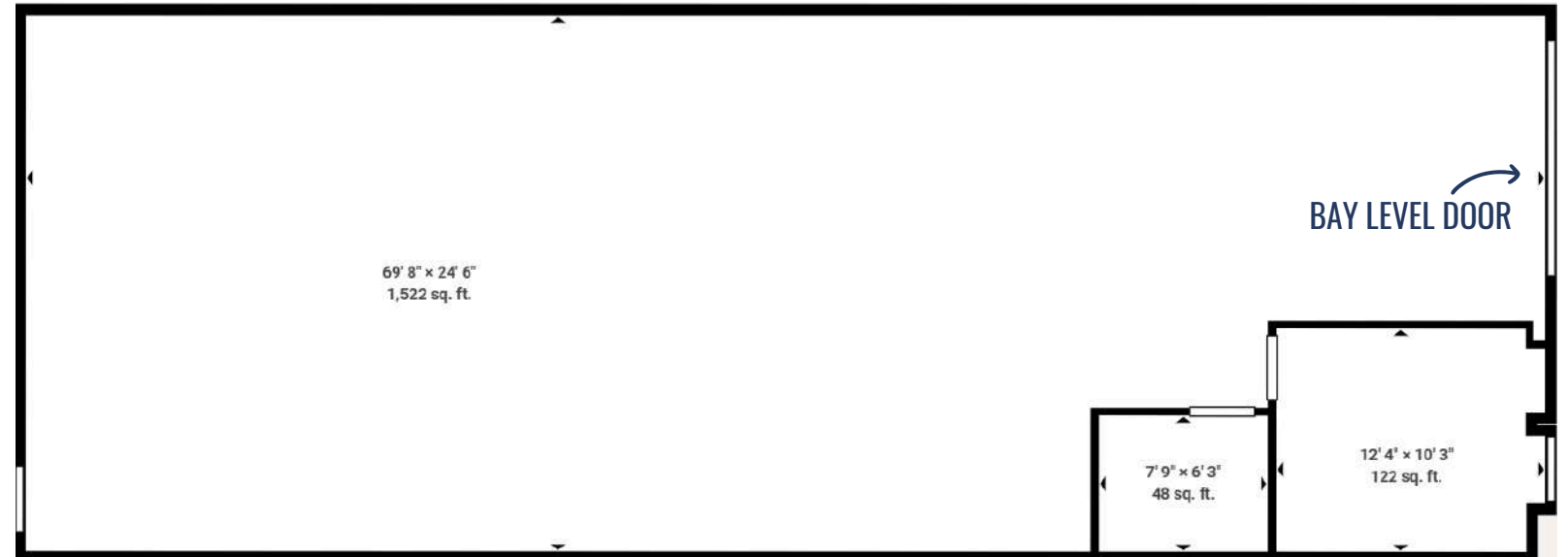
LEASE OVERVIEW

ADDRESS	1601 W ACORN DR
CITY, STATE	ROGERS, AR 72758
AVAILABLE	1,760 SF
ASKING RENT	\$12.00 PSF NNN
BAY LEVEL DOOR	1 (10 x 10)

PROPERTY HIGHLIGHTS

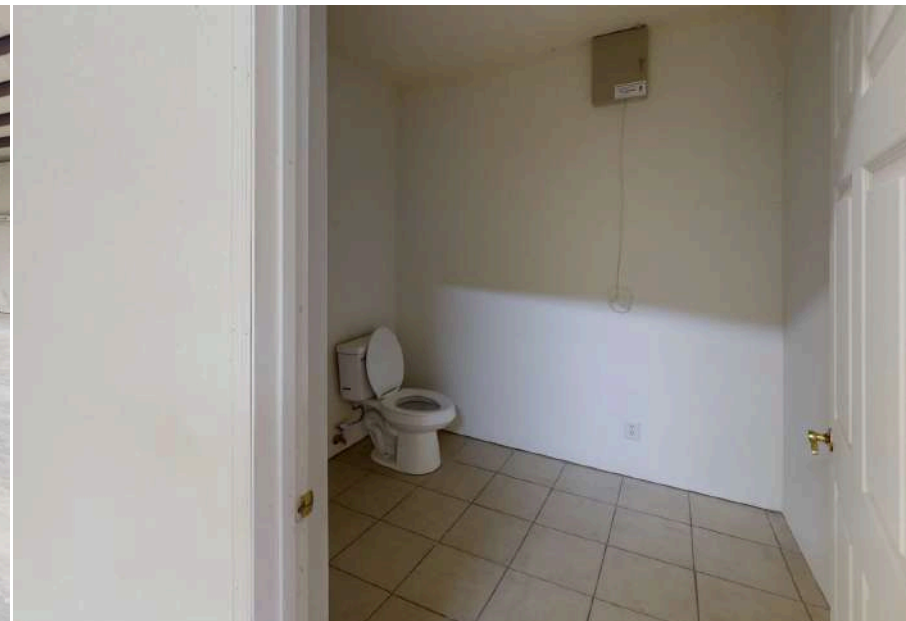
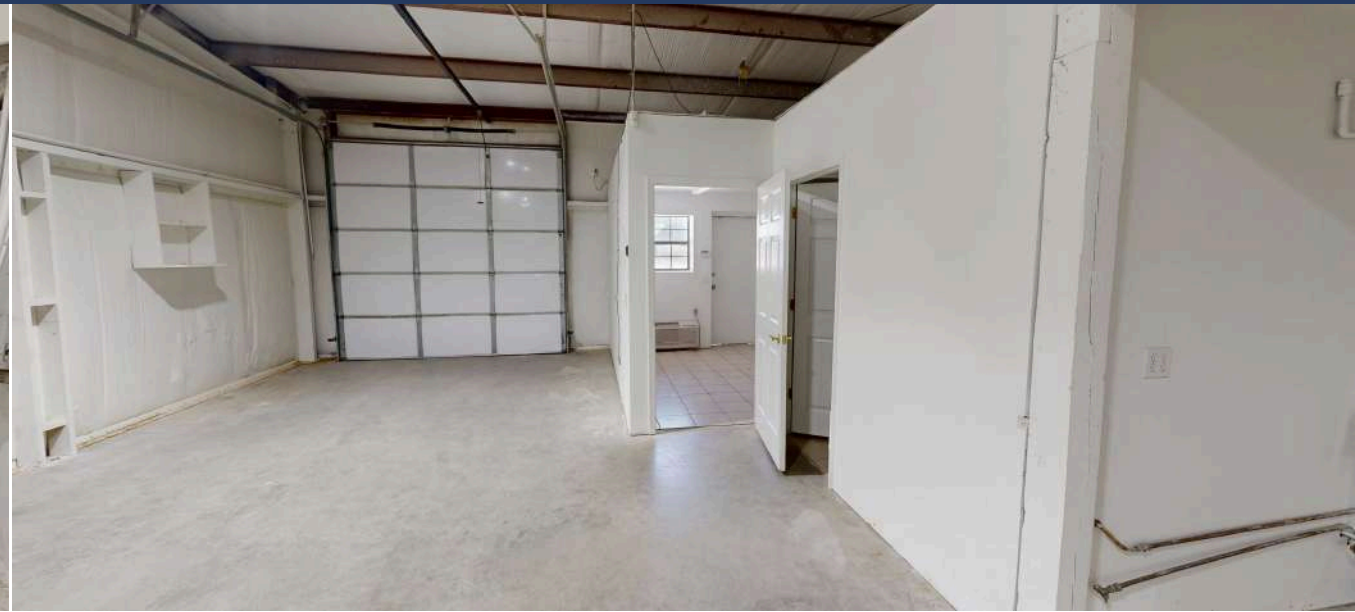
- + READY TO LEASE FLEX UNIT COMPLETE WITH ONE SMALL OFFICE & ONE HALF BATH
- + TWO MILES FROM INTERSTATE 49
- + EASY ACCESS TO MAJOR HIGHWAYS AND NEARBY AMENITIES

[VIRTUAL TOUR](#)



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

1601 W ACORN DR, ROGERS, AR 72756

AERIAL VIEW



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

1601 W ACORN DR, ROGERS, AR 72756

AERIAL VIEW

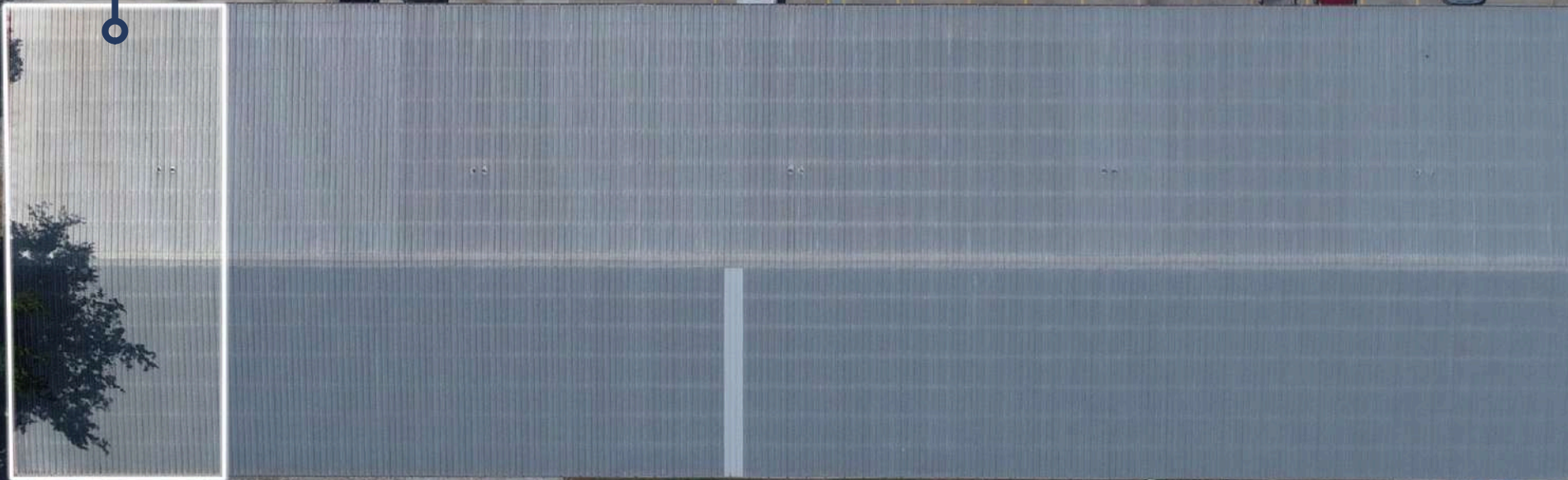


PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

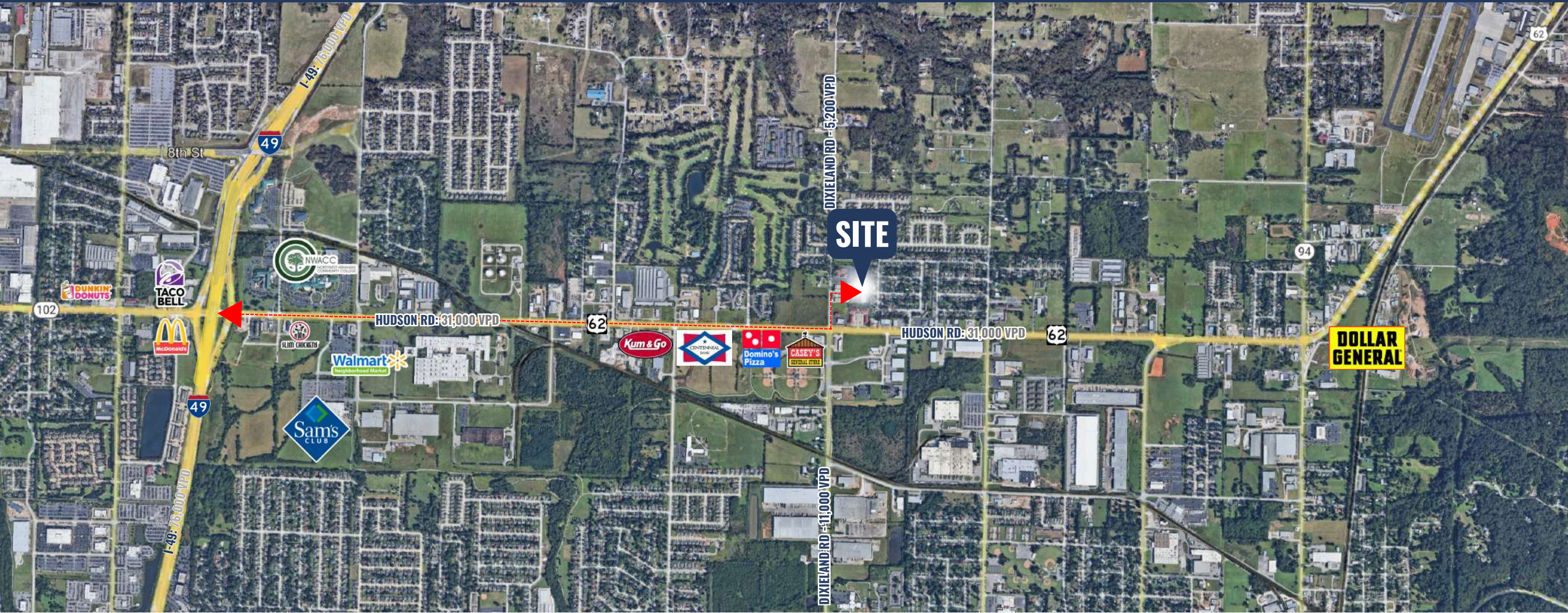
5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

1,760 SF



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM



INTERSTATE-49

2.2 MILES 6 MIN

WALMART HOME OFFICE

4.0 MILES 10 MIN

J.B. HUNT

11.2 MILES 18 MIN

HWY 71B

1.8 MILES 5 MIN

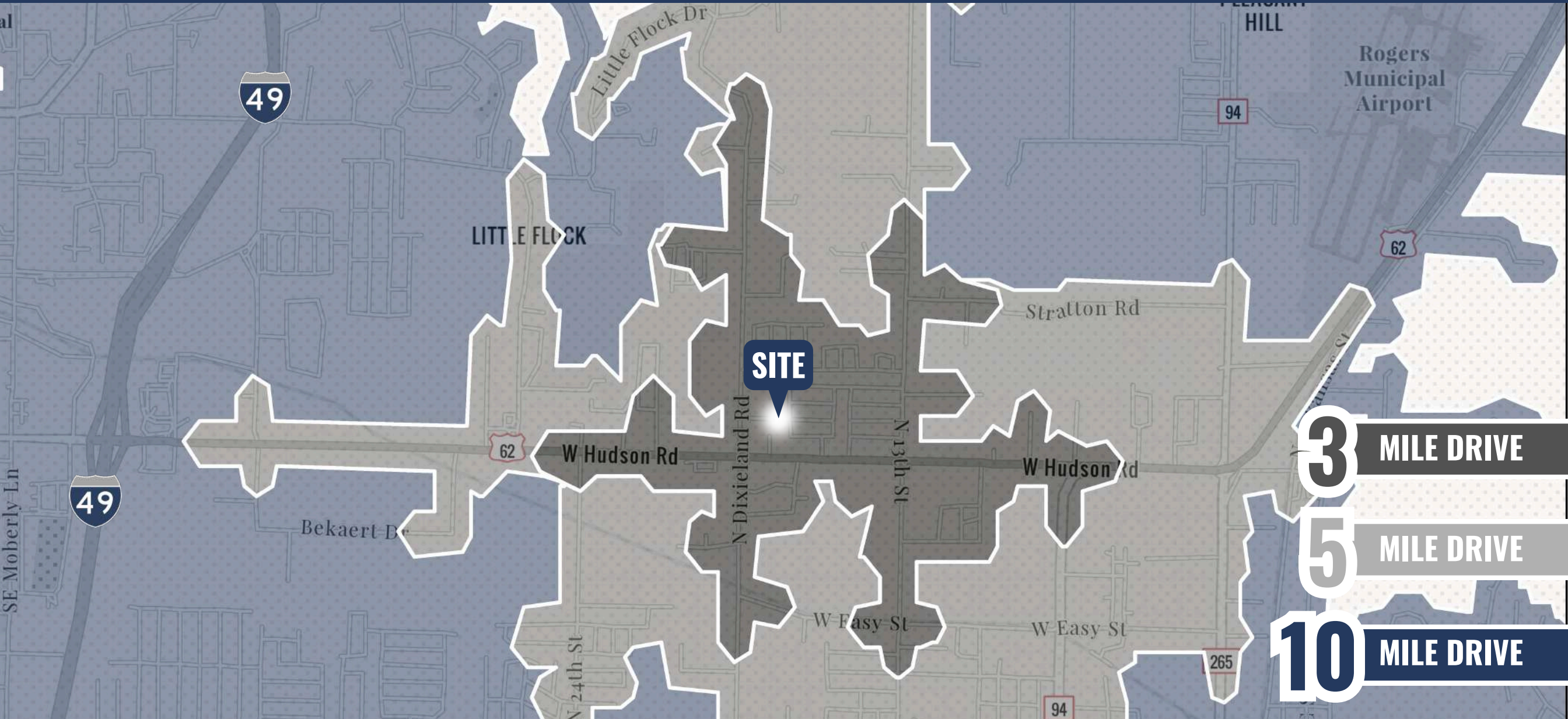


PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

1601 W ACORN DR, ROGERS, AR 72756

DRIVE TIME MAP



3 MILE DRIVE

5 MILE DRIVE

10 MILE DRIVE



PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM



FOCUS

COMMERCIAL REAL ESTATE

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

PALMER HAYS, SIOR MEMBER ASSOCIATE
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM