

1604 ACORN DRIVE, ROGERS, ARKANSAS

SPRINKLED & CONDITIONED WAREHOUSE FOR LEASE

WILL JARRATT
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FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS, SIOR
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SITE OVERVIEW

AVAILABLE:	8,076 SF
LEASE RATE:	\$12.50 PSF, NNN
PEAK HEIGHT:	16'
MIN HEIGHT:	10'
SPRINKLED:	YES
HVAC:	FULLY CONDITIONED

EXECUTIVE SUMMARY

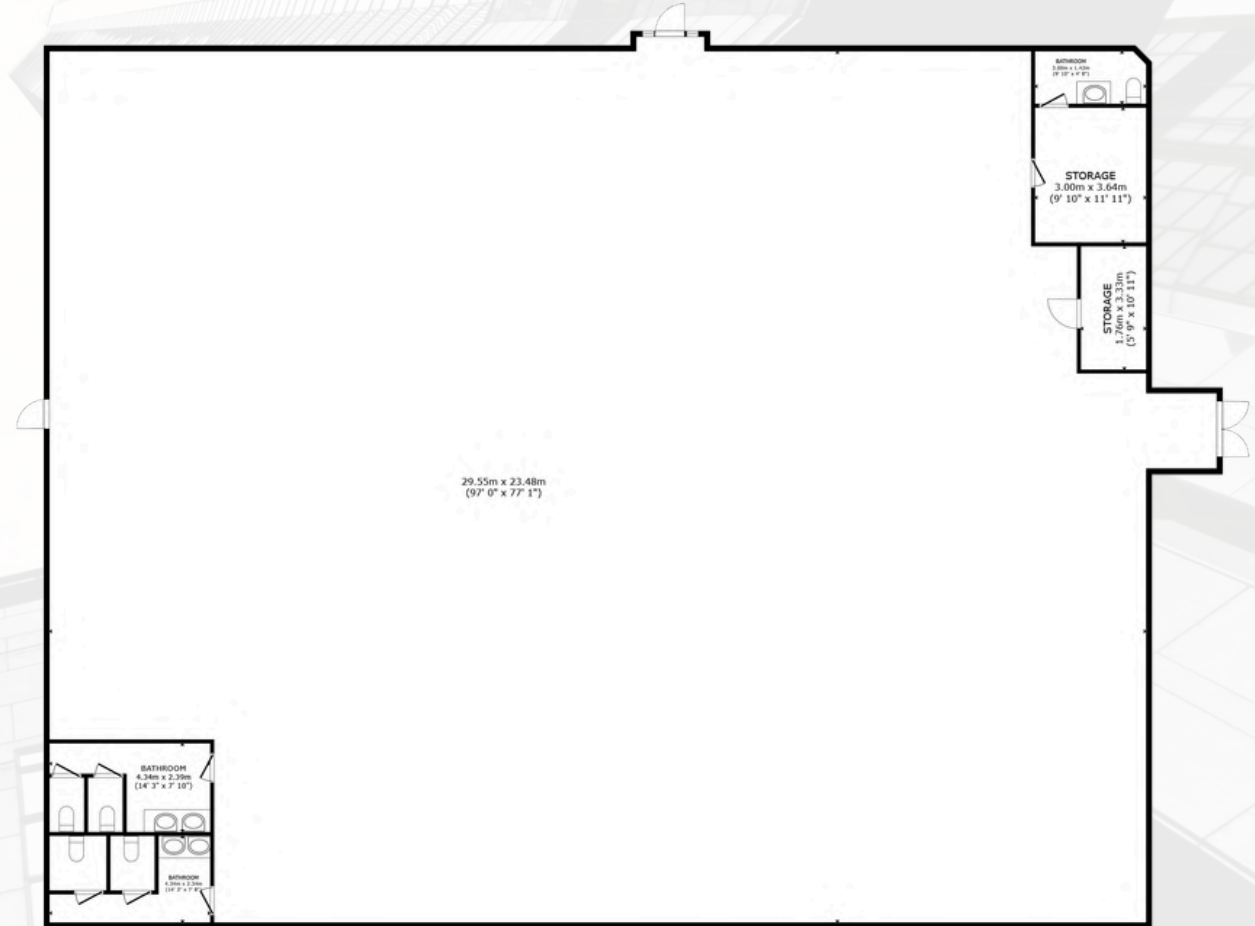
1604 Acorn Road offers ±8,076 SF of fully conditioned, sprinklered industrial warehouse space for lease in Rogers, Arkansas, just two miles from Interstate 49 with convenient access to major highways and nearby amenities. The property features 16' peak height, 10' minimum clear height, three restrooms, one storage room, and fenced yard space, making it ideal for warehouse, contractor, or light industrial users.

Exterior improvements—including new windows, siding, an entrance awning, and upgraded lighting—are scheduled to begin in late July and be completed by the end of September.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



***EXTERIOR IMPROVEMENTS SCHEDULED FOR COMPLETION BY SEPTEMBER.**

PROPOSED EXTERIOR IMPROVEMENTS RENDERING – SUBJECT TO CHANGE



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INTERIOR PHOTOS



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OVERHEAD VIEW



FULLY FENCED YARD AREA

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AERIAL VIEW



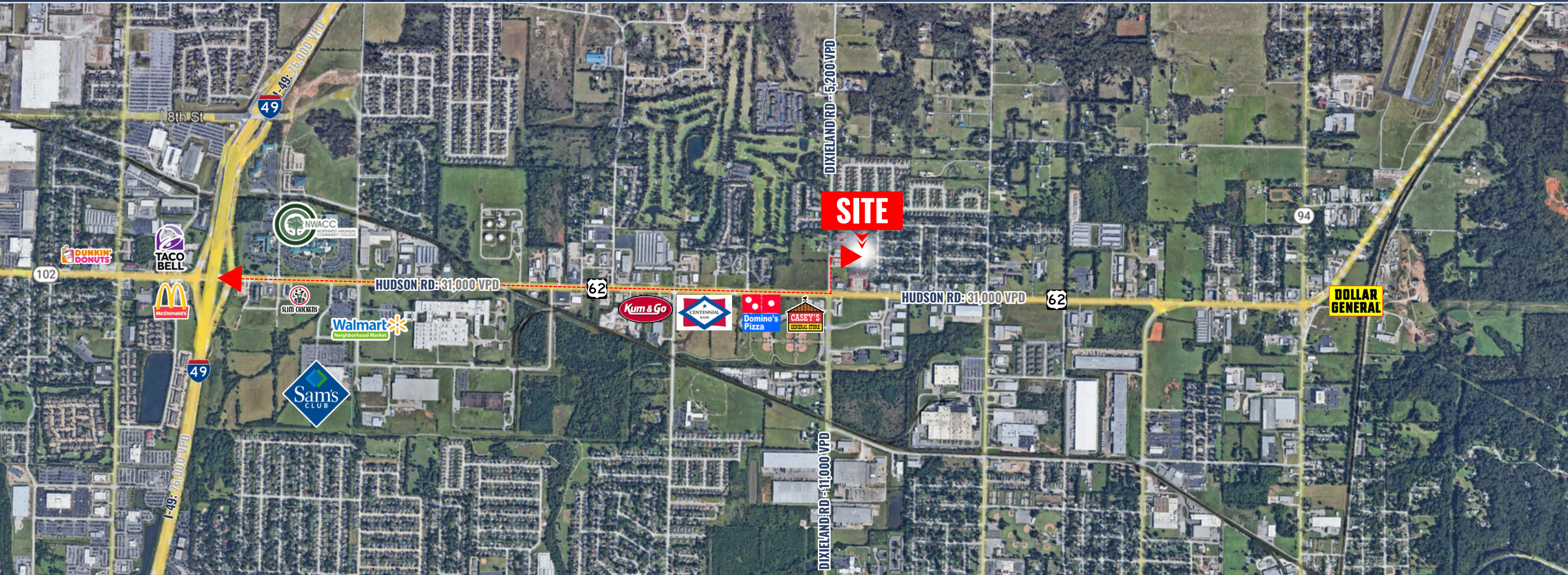
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MAP AERIAL VIEW



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

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DRIVE-TIME MAP



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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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