



*Available For Lease*

**1315 N 13th St  
Rogers, AR 72756**



# PROPERTY SUMMARY & PARCEL OUTLINE

**1315 N 13th St, Rogers, AR 72756** offers 144,201 SF of industrial, warehouse, and distribution space on a 15.99-acre site, with the flexibility to demise the available space into smaller suites. The facility features 15 dock-high doors, 4 drive-in doors, and 16'4" clear height, providing efficient loading and operational flexibility. Originally built in 1965 and extensively renovated in 2025, this Class B industrial asset includes a 3,000-amp electrical switchgear upgrade, heated warehouse with HVAC replacements, 100 parking spaces, and a fire sprinkler system. Zoned I-2 Heavy Industrial, the property also offers a 3.3-acre yard,  $\pm 10,000$  SF of covered outdoor storage, 20-ton overhead crane, two 3-ton cranes, one 2-ton crane, and potential rail access with a rail bay and railcar loading dock, making it an exceptional opportunity for manufacturing, fabrication, warehousing, or distribution operations.



# PROPERTY DETAILS & SPECIFICATIONS

**Address:** 1315 N 13th St, Rogers, AR 72756

**Rent Rate:** Negotiable

**Type:** Industrial/Warehouse/Distribution

**Total SF:** 144,201 ± Vacant space can be demised into subdivided spaces

**Acreage:** 15.99

**Dock Doors:** 15

**Drive In Doors:** 4

**Clear Height:** 16'4

**Year Built:** 1965 & Renovated in 2025

**Electrical:** 3,000-amp electrical switchgear upgrade 2025

**Building Class:** Class B

**Zoning:** I-2 - Heavy Industrial

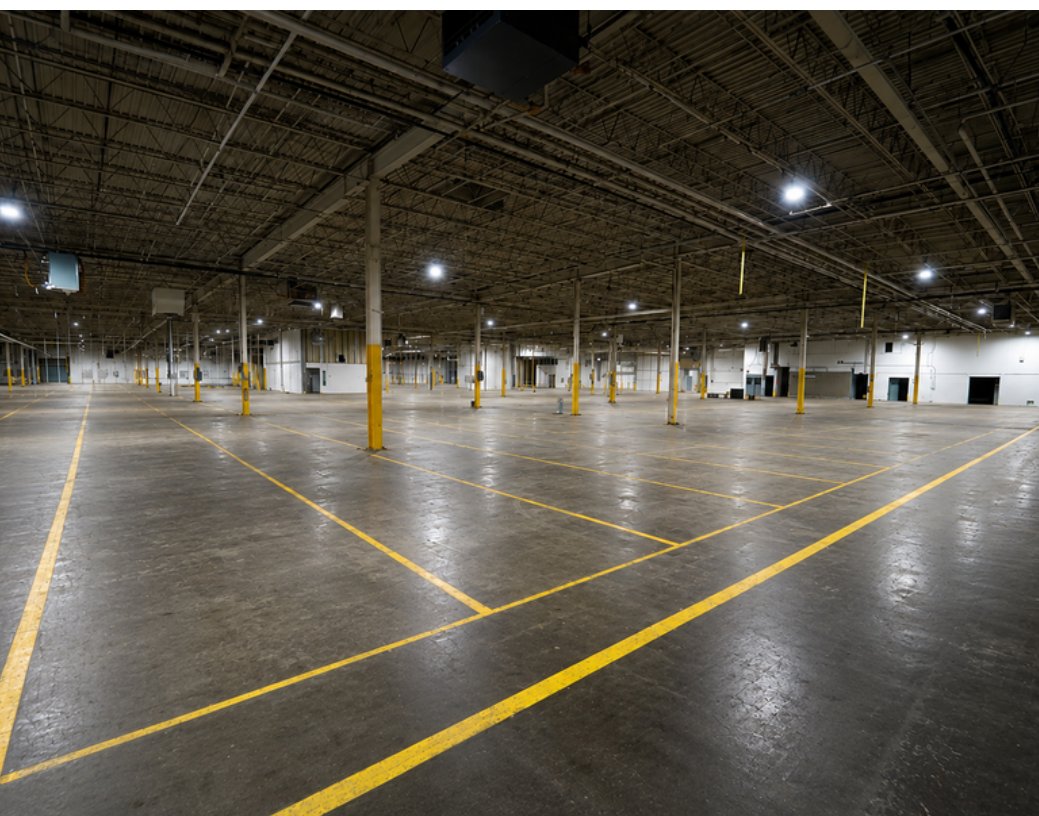
**Parking spaces:** 100

**HVAC:** Heated/HVAC Replacements 2025

**Sprinkler:** Yes

**Special Feature:** 20-Ton Overhead Crane plus (2) 3-Ton Cranes and (1) 2-Ton Crane - 3.3-Acre Yard with ±10,000 SF Covered Outdoor Storage - Potential Rail Access with Rail Bay & Railcar Loading Dock





# PRIME INDUSTRIAL LOCATION - ROGERS, AR

**1315 N 13th Street** is strategically positioned within Northwest Arkansas' rapidly growing industrial and commercial corridor, offering exceptional connectivity to one of the nation's fastest-growing economic regions. The property benefits from immediate proximity to I-49, with convenient access to US-62 and Highway 71B, enabling efficient north-south distribution throughout Northwest Arkansas and direct routes to Missouri, Oklahoma, and the broader Midwest. Located just minutes from Downtown Rogers, Northwest Arkansas National Airport (XNA), and the region's premier industrial and business parks, the site is ideally suited for warehousing, logistics, light manufacturing, service operations, and regional distribution. Surrounded by the corporate headquarters and supplier networks of Walmart, Tyson Foods, and J.B. Hunt Transport Services, as well as a rapidly expanding workforce, this location offers outstanding accessibility, transportation infrastructure, and long-term growth potential within one of the country's most dynamic industrial and logistics markets.

## LOCATION KEY DISTANCES

**Highway 71B: 0.5 miles**

**US-62: 1.0 mile**

**I-49: 2.0 miles**

**Downtown Rogers: 2.0 miles**





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