

1719 W ACORN DR, ROGERS, AR 72756

FLEX SPACE FOR LEASE



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FOCUS
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LEASE OVERVIEW

AVAILABLE: 2,579 SF

RENTAL RATE: \$12.50 PSF, NNN

GRADE LEVEL DOORS: 1 (10' x 10')

MIN WALL HEIGHT: 14'

PEAK HEIGHT: 19'

PARKING: 9 SPACES

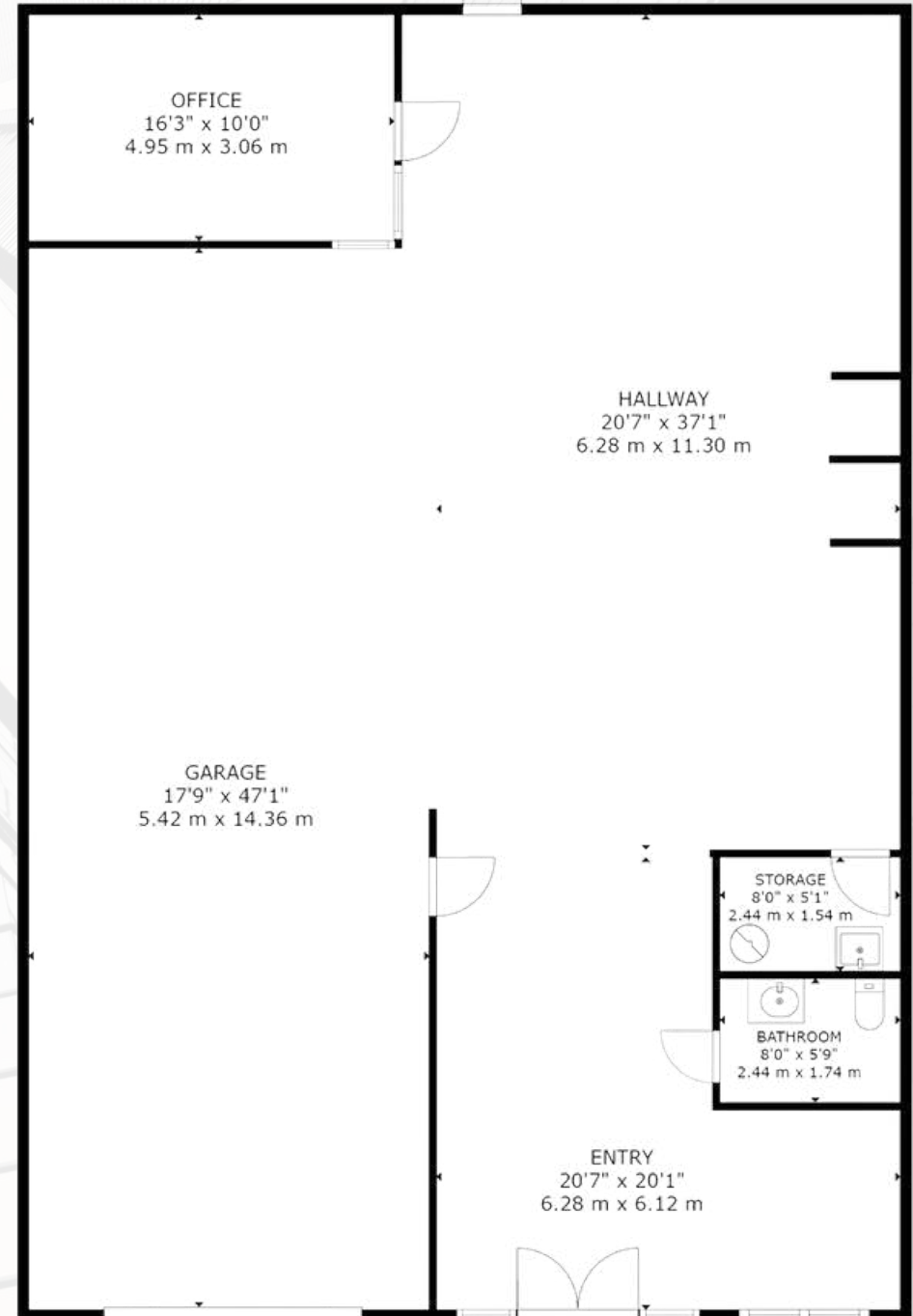
POWER CAPACITY: 225 AMP | SINGLE-PHASE

EXECUTIVE SUMMARY

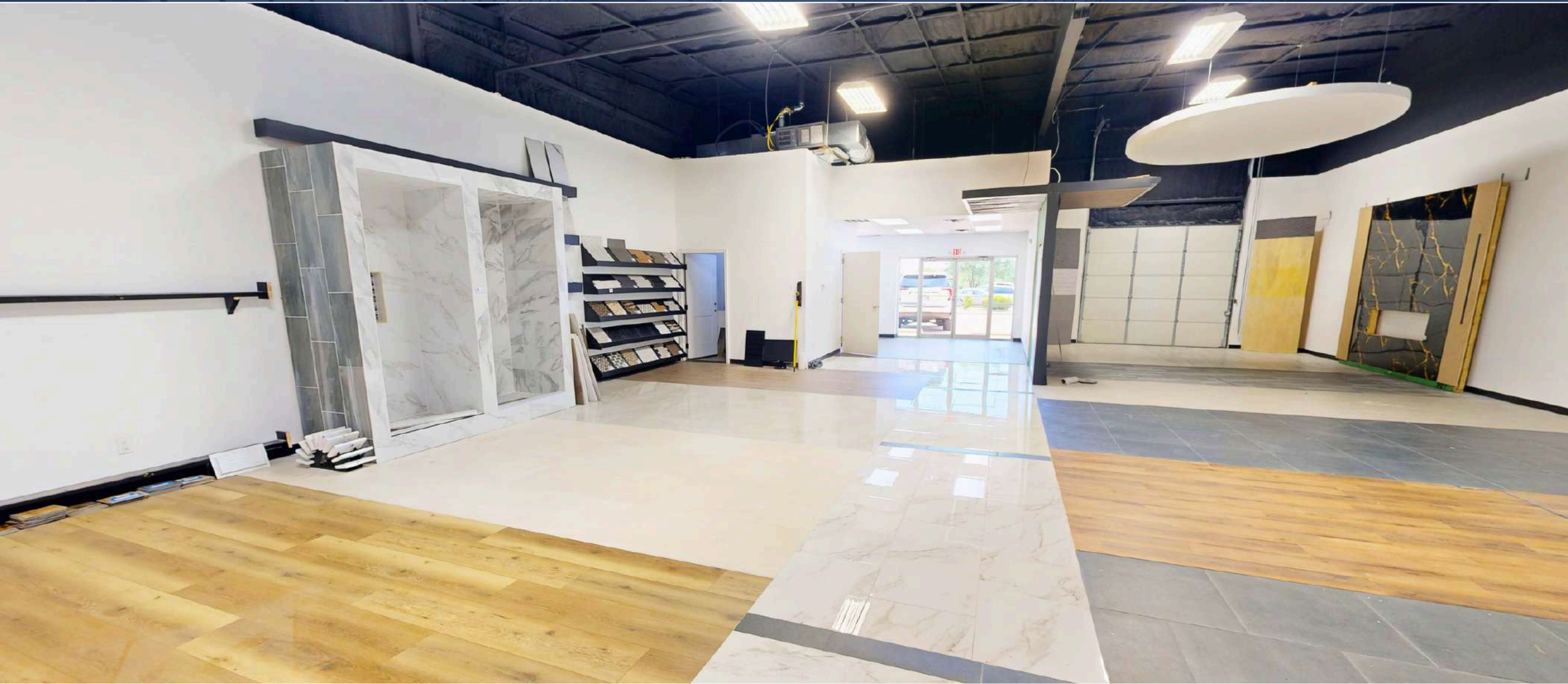
Located just 2 miles from Interstate 49, this ±2,579 SF flex space offers an excellent opportunity for a variety of industrial, warehouse, or service-related users and is conveniently positioned directly off Dixieland Rd. within one of Northwest Arkansas' growing commercial corridors. Available for lease at \$12.50 PSF, NNN, the property features ±318 SF of office space, one restroom, one 10' x 10' grade-level door, 14' minimum wall height, 19' peak height, 9 on-site parking spaces, and 225 AMP single-phase power capacity.

[🔗 VIRTUAL TOUR 🔗](#)

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INTERIOR PHOTO



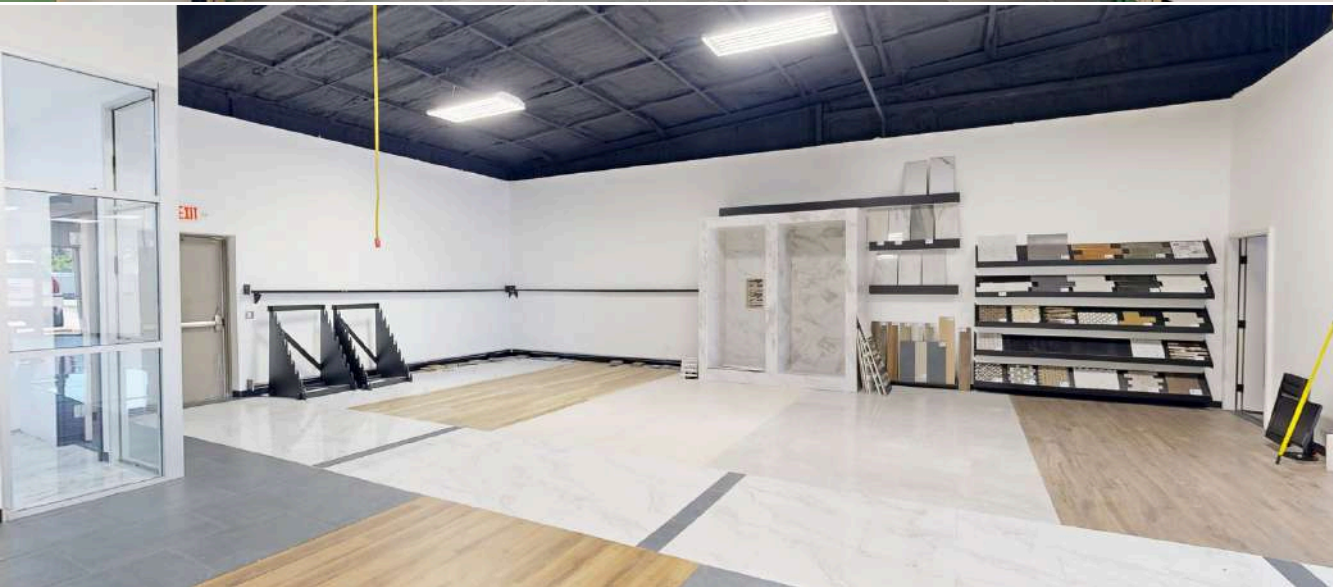
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INTERIOR PHOTOS



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AERIAL VIEW



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AERIAL VIEW

2,579 SF

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AERIAL MAP 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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