



CUSHMAN &
WAKEFIELD

sage
PARTNERS

FOR LEASE
2,000-4,800 SF WAREHOUSE SPACE
MCRAV AVE | SPRINGDALE, AR 72762

5100 W. JB Hunt Drive, Suite 800, Rogers, AR 72758 | 479 845 3000 | Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

PROPERTY SITE PLAN



MCCRAY AVE INDUSTRIAL PARK

BUILDING 1 OVERVIEW

ADDRESS 422 S 40th St, Springdale, AR

AVAILABLE SF 3,200 ±SF

LEASE RATE \$14.00/NNN

DRIVE-INS 3 (10'x12')

NOTES

- Frontage on S 40th St
- Free span warehouse
- Open workspace, private office, kitchenette/ conference room, private bathroom
- Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



CLICK TO VIEW VIRTUAL TOUR

BUILDING 2A OVERVIEW

ADDRESS	4065 McRay Ave, Ste A, Springdale, AR
AVAILABLE SF	2,000 ±SF
LEASE RATE	\$14.00/NNN
DRIVE-INS	1 (10'x12')
NOTES	• 3-Phase Power • Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 2B OVERVIEW

ADDRESS	4065 McRay Ave, Ste B, Springdale, AR
AVAILABLE SF	2,000 ±SF
LEASE RATE	\$14.00/NNN
DRIVE-INS	1 (10'x12')
NOTES	• Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 3 OVERVIEW

ADDRESS	4097 McRay Ave, Springdale, AR
AVAILABLE SF	3,200 ±SF
LEASE RATE	\$14.00/NNN
DRIVE-INS	3 (10'x12')
NOTES	• Yard space potentially available contiguous to the property • Free span warehouse • Small office, private bathroom, and dry storage • Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)



BUILDING 4 OVERVIEW

ADDRESS	4094 McRay Ave, Springdale, AR
AVAILABLE SF	4,800 ±SF
LEASE RATE	\$14.00/NNN
DRIVE-INS	4 (10'x12')
NOTES	• Large open workspace, private bathroom, 2 private offices, open workspace, and second floor dry storage • Easy access to I49 (102,000 VPD) and Hwy 412 (28,000 VPD)

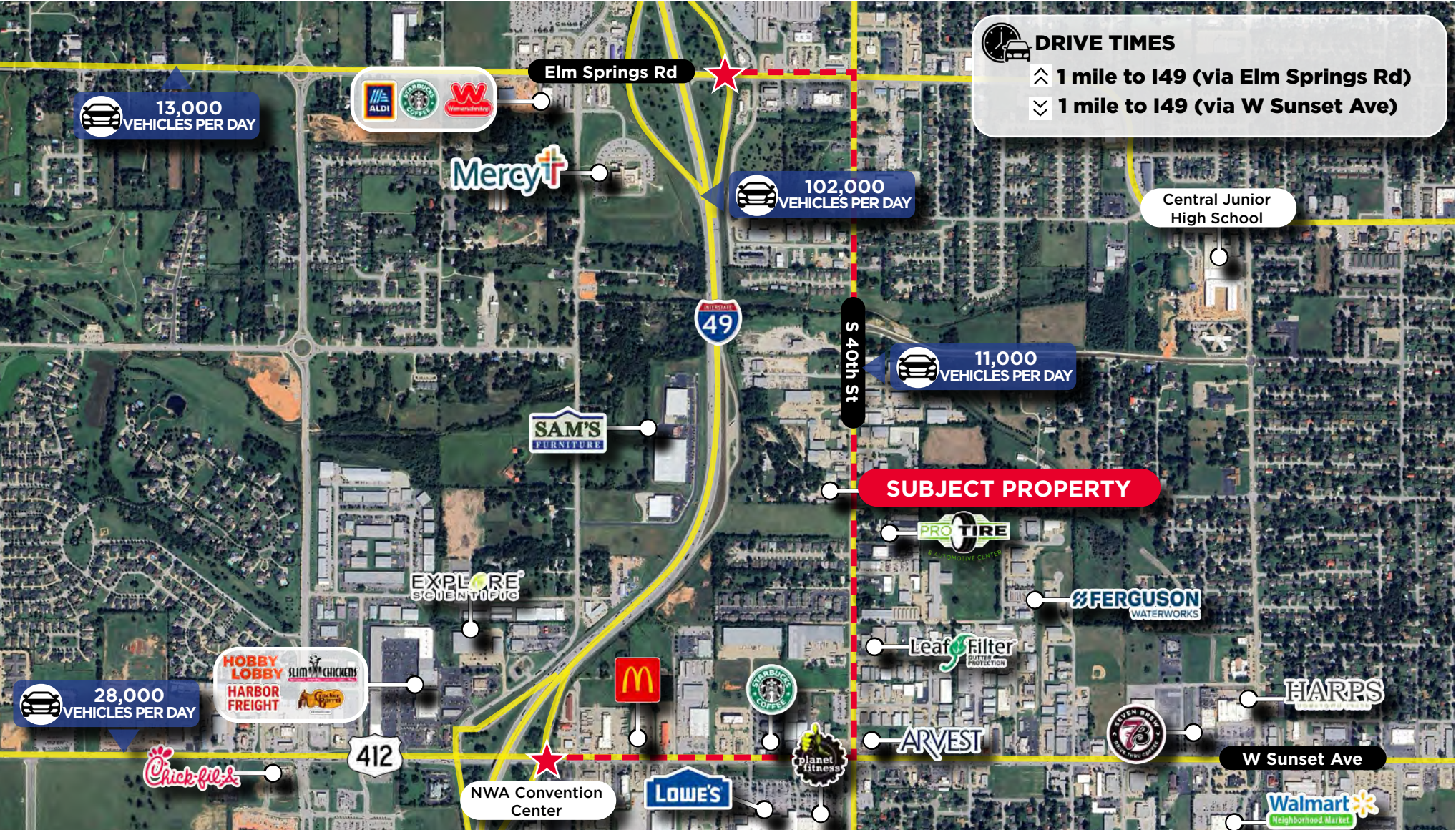


BUILDING 5 OVERVIEW

ADDRESS	4285 McRay Ave, Springdale, AR
AVAILABLE SF	4,500 ±SF
LEASE RATE	\$10.00/NNN
DRIVE-INS	3 (10'x12')
NOTES	• Available month to month/12 month max term • Yard space available contiguous to the warehouse • Office, private bathroom, split level dry storage with a drive-in



SITE AERIAL



MARKET AERIAL



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FOR MORE INFORMATION, PLEASE CONTACT:



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