

555D2 N 13TH ST, ROGERS, AR 72756

5,200 SF FLEX SPACE FOR LEASE

DOCK DOOR

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM


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COMMERCIAL REAL ESTATE

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

LEASE OVERVIEW

AVAILABLE:	5,200 SF
RENTAL RATE:	\$9.00 PSF, NNN
GRADE LEVEL DOORS:	1 (12' x 10')
DOCK LEVEL DOORS:	1
MIN WALL HEIGHT:	9'
PEAK HEIGHT:	12' 8"
PARKING:	8 SPACES
POWER CAPACITY:	3-PHASE

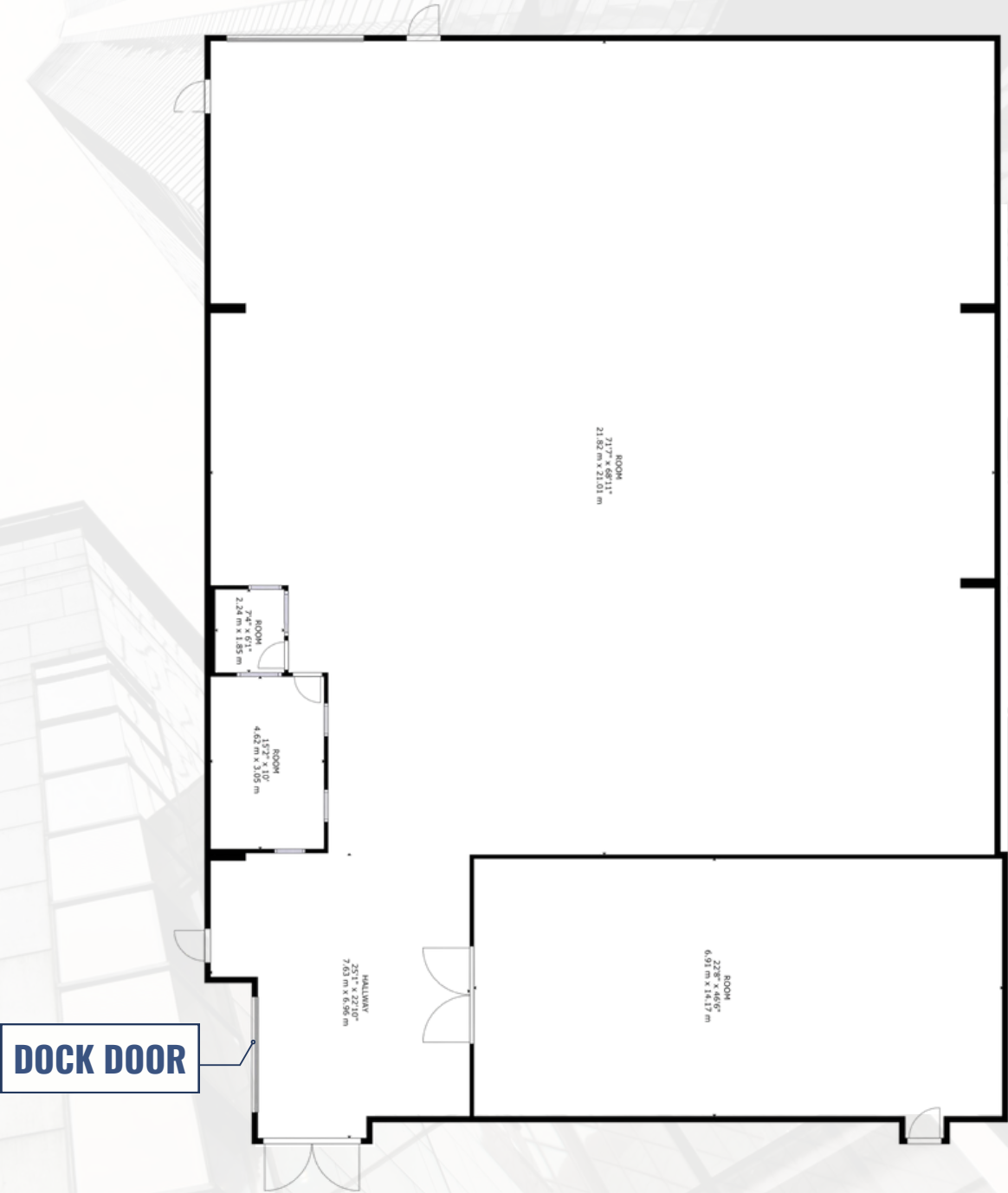
EXECUTIVE SUMMARY

THIS ±5,200 SF FLEX SPACE OFFERS FULLY CONDITIONED STORAGE WITH ONE RESTROOM. THE SUITE FEATURES THREE-PHASE POWER, ONE 12' X 10' GRADE-LEVEL DOOR, ONE DOCK-LEVEL DOOR, EIGHT PARKING SPACES AND CEILING HEIGHTS RANGING FROM 9' TO 12' 8". CONVENIENTLY LOCATED JUST 3.3 MILES FROM INTERSTATE 49, THE PROPERTY IS AVAILABLE FOR LEASE AT \$9.00 PSF, NNN.

[VIRTUAL TOUR](#)

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FLOOR PLAN



INTERIOR PHOTOS



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AERIAL VIEW



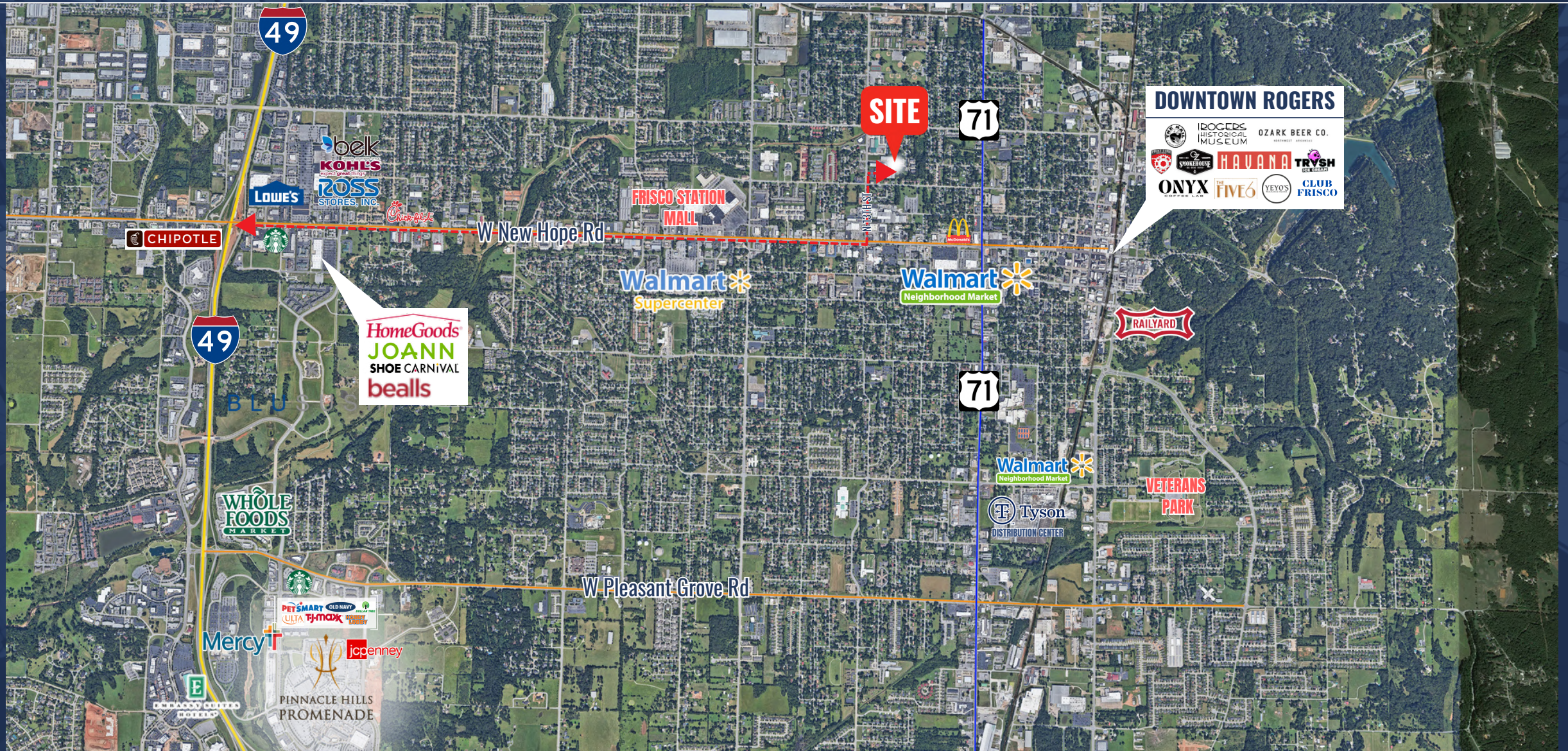
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AERIAL MAP VIEW



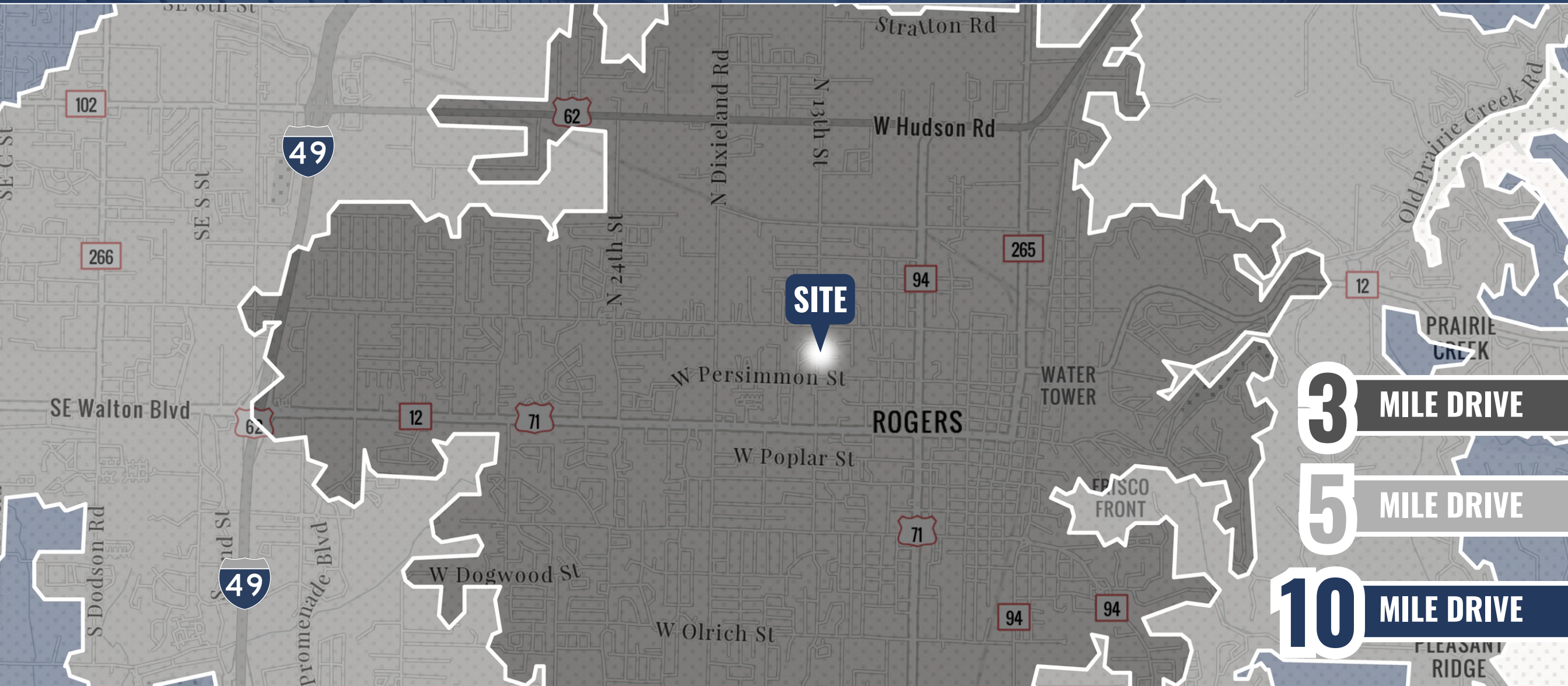
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DRIVE-TIME MAP



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CONTACT US



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PALMER@FOCUSCREGROUP.COM

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.



WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

5512 WEST WALSH LN, #201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM