



MAKERS
PARK

BUILT FOR MODERN MAKERS IN NORTHWEST ARKANSAS

High-function commercial space designed for today's makers, movers, and innovators, offering a seamless mix of office, showroom, and warehouse functionality.



PALMER HAYS, SIOR | INDUSTRIAL SPECIALIST

WILL JARRATT | INDUSTRIAL SPECIALIST

FOR LEASE: 2714 LITTLE FLOCK DR, LITTLE ROCK

479.466.8499 | PALMER@FOCUSCREGROUP.COM

479.396.2712 | WILL@FOCUSCREGROUP.COM



EXECUTIVE SUMMARY

Located at 2714 Little Flock Drive in Little Flock, this modern flex warehouse development offers a range of high-function spaces designed to accommodate a variety of commercial, industrial, and office users. The property features multiple building configurations with suite sizes ranging from $\pm 1,800$ SF up to $\pm 13,365$ SF, providing flexibility for tenants of all sizes. Each building is equipped with a mix of dock-high and grade-level bay doors, clear heights ranging from 14' to 24', and efficient layouts that support warehouse, showroom, and office integration. Lease rates range from \$16.00 to \$18.00 PSF, NNN, offering competitive pricing for new-construction flex space in the market. Strategically located just 1.4 miles from Interstate 49, the property provides excellent regional connectivity while maintaining convenient access to the surrounding Northwest Arkansas area, making it an ideal solution for users seeking modern, adaptable space in a highly accessible location. **Estimated delivery: January 2027.**

BLDG C: 13,365 SF

\$18.00 PSF, NNN
1 DOCK DOOR
1 BAY DOOR
MAX HEIGHT 24' | MIN HEIGHT 17'

BLDG D: 5,844 SF

\$18.00 PSF, NNN
CAN BE DEMISED 1,800 SF - 5,844 SF
3 BAY DOORS
MAX HEIGHT 24' | MIN HEIGHT 17'
FULL HVAC THROUGHOUT

BLDG E: 8,499 SF

\$16.50 PSF, NNN
5 BAY DOORS
MAX HEIGHT 24' | MIN HEIGHT 17'

BLDG F: 7,821 SF

\$16.50 PSF, NNN
CAN BE DEMISED 2,592-7,821 SF
3 BAY DOORS
MAX HEIGHT 24' | MIN HEIGHT 15'
DELIVERED TURNKEY W/ SMALL OFFICE & HALF BATH

BLDG H: 8,140 SF

\$16.00 PSF, NNN
3 BAY DOORS
MAX HEIGHT 18' | MIN HEIGHT 14'
DELIVERED TURNKEY W/ ± 850 SF OF OFFICE AREA

EST DELIVERY: JANUARY 2027

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 1.4 MILES  5 MIN
INTERSTATE-49

 1.0 MILES  3 MIN
HWY 62

 3.8 MILES  9 MIN
HWY 71-B

 2.4 MILES  7 MIN
WALMART HOME OFFICE CAMPUS

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BUILDING C

13,365 SF

AVAILABLE

\$18.00 PSF, NNN

ASKING RATE

1

DOCK DOOR

1

BAY DOOR

24'

MAX HEIGHT

17'

MIN HEIGHT



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BUILDING C

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AVAILABLE

\$18.00 PSF, NNN

ASKING RATE

1

DOCK DOOR

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BAY DOOR

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MAX HEIGHT

17'

MIN HEIGHT



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BUILDING D

5,844 SF (CAN BE DEMISED 1,800-5,844SF)

AVAILABLE

\$18.00 PSF, NNN

ASKING RATE

3

BAY DOOR

24'

MAX HEIGHT

17'

MIN HEIGHT

FULL HVAC THROUGHOUT



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5,844 SF (CAN BE DEMISED 1,800-5,844SF)

AVAILABLE

\$18.00 PSF, NNN

ASKING RATE

3

BAY DOOR

24'

MAX HEIGHT

17'

MIN HEIGHT

FULL HVAC THROUGHOUT



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BUILDING E

8,499 SF

AVAILABLE

\$16.50 PSF, NNN

ASKING RATE

5

BAY DOOR

24'

MAX HEIGHT

17'

MIN HEIGHT



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BUILDING F

7,821 SF (CAN BE DEMISED 2,592-7,821 SF)

AVAILABLE

\$16.50 PSF, NNN

ASKING RATE

3

BAY DOOR

15'

MAX HEIGHT

24'

MIN HEIGHT

**DELIVERED TURNKEY WITH SMALL
OFFICE & HALF BATH**



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BUILDING H

8,140 SF

AVAILABLE

\$16.00 PSF, NNN

ASKING RATE

3

BAY DOOR

18'

MAX HEIGHT

14'

MIN HEIGHT

**DELIVERED TURNKEY WITH ±850 SF
OF OFFICE AREA**



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BUILDING H

8,140 SF

AVAILABLE

\$16.00 PSF, NNN

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BAY DOOR

18'

MAX HEIGHT

14'

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**DELIVERED TURNKEY WITH ±850 SF
OF OFFICE AREA**



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AERIAL VIEW



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EAST AERIAL MAP VIEW

1.4 MILES FROM I-49

SITE

8th St

I-49 - 76,000 VPD

Walmart Campus

DUNKIN' DONUTS

TACO BELL

NWACC

Hudson Rd: 31,000 VPD

62

gerber

Kum & Go

Grand Savings Bank

Battery Outfitters

Domino's Pizza

CASEY'S

Raptor

NEW PROVINCE

GLAD

WALMART DISTRIBUTION CENTER

CLOROX

McDonald's

Kum & Go

DOLLAR GENERAL

94

62

Rogers Municipal Airport

I-49 - 76,000 VPD

Sam's Club

Bekaert

Walmart Neighborhood Market

SLIM CHICKENS

MUSE

Newk's

 2.4 MILES  7 MIN

WALMART HOME OFFICE CAMPUS

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DRIVE TIME MAP

NE Tiger Blvd

NW A St

NE A St

Memorial Park

BENTONVILLE

DOWNTOWN BENTONVILLE

SE 8th St

SE 10th St

SE 14th St

102

112

SE S St

SE Moberly Ln

49

1.4 MILES FROM I-49

MAKERS PARK

LITTLE FLOCK

Little Flock Dr

94

PLEASANT HILL

3 MINUTE DRIVE

5 MINUTE DRIVE

10 MINUTE DRIVE

W Hudson Rd

Dixieland Rd

N 13th St

Bekaer Dr

62

SW D St

S Walton Blvd

SE C St

SE S St

SE Moberly Ln

49

62

94

13th St

14th St

15th St

16th St

17th St

18th St

19th St

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338th St

339th St

340th St

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343rd St

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346th St

347th St

348

10 MINUTE DRIVE

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CONTACT

**PALMER HAYS, SIOR**

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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.

**WILL JARRATT**

INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

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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