

1232 SUNCHASE COURT, UNIT 2, FAYETTEVILLE

FLEX SPACE FOR LEASE

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM


FOCUS
COMMERCIAL REAL ESTATE

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

LEASE OVERVIEW

AVAILABLE:	4,000 SF
RENTAL RATE:	\$12.00 PSF, NNN
GRADE LEVEL DOORS:	1 (10' x 10')
MIN WALL HEIGHT:	17'
PEAK HEIGHT:	19'
OFFICE SPACE:	±120 SF
POWER CAPACITY:	SINGLE-PHASE

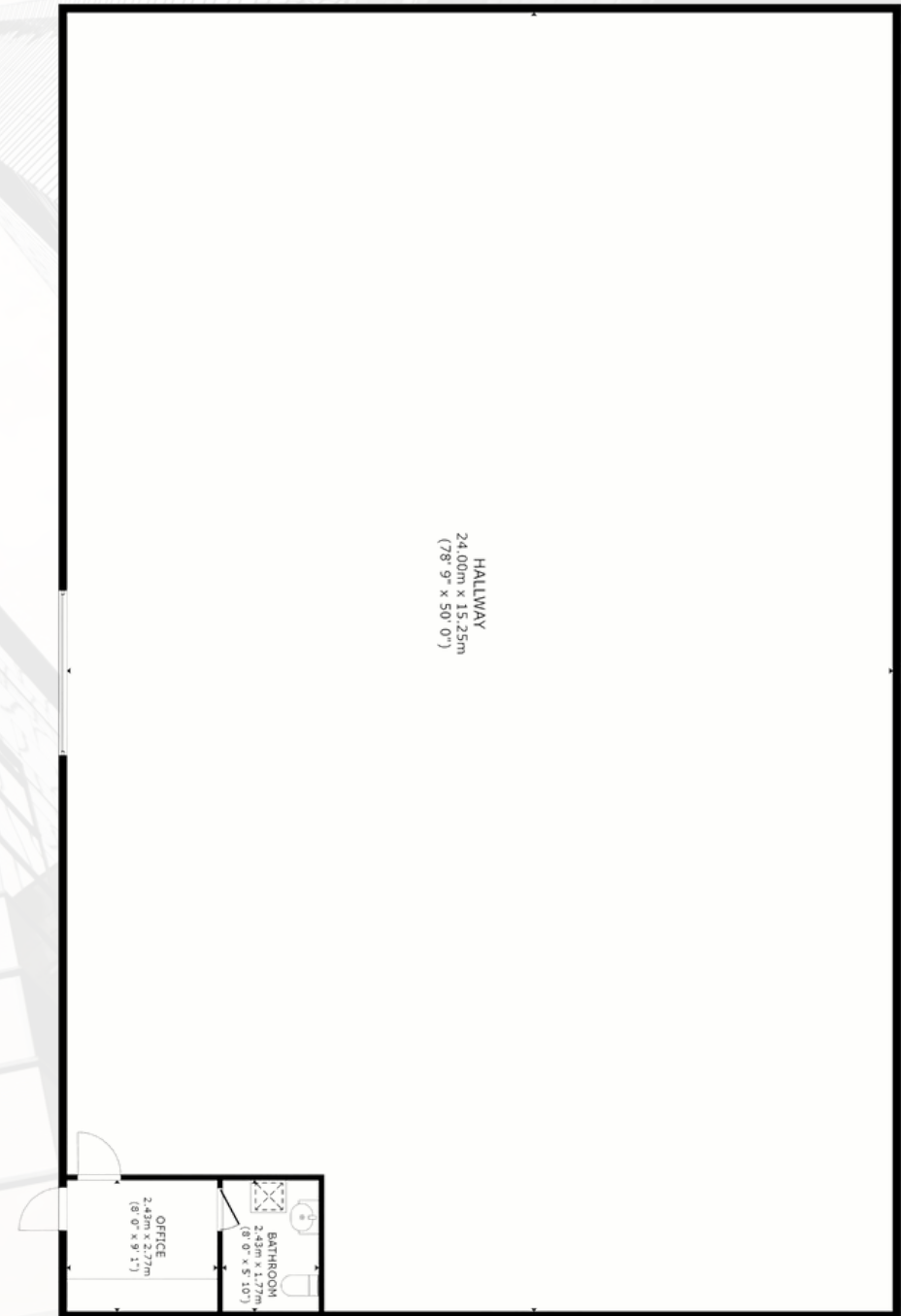
EXECUTIVE SUMMARY

Position your business in one of Fayetteville's most accessible industrial locations with this 4,000 SF flex space just minutes from I-49. Ideal for contractors, light industrial users, warehousing, or distribution, the property features approximately 120 SF of office space, a 10' x 10' grade-level door, 17' sidewalls with a 19' peak height, and separately metered utilities. Offered at \$12.00 PSF, NNN, this functional space provides an efficient layout for businesses seeking convenient access and affordable occupancy.

[🔗 VIRTUAL TOUR 🔗](#)

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FLOOR PLAN



INTERIOR PHOTOS



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AERIAL VIEW



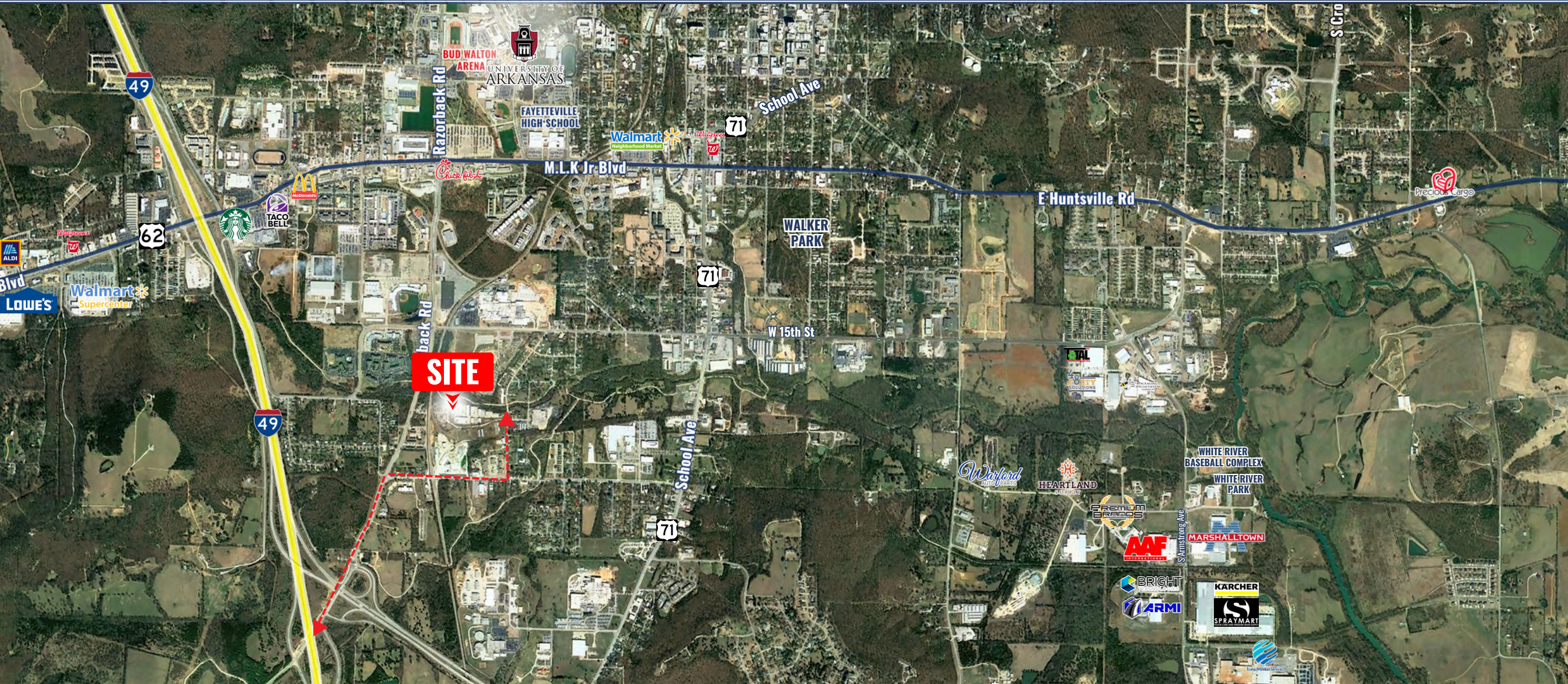
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AERIAL MAP VIEW



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DRIVE-TIME MAP



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CONTACT US



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Palmer 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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