

559A N 13TH ST, ROGERS, AR 72756

8,586 SF FLEX SPACE FOR LEASE

WILL JARRATT
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FOCUS
COMMERCIAL REAL ESTATE

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LEASE OVERVIEW

AVAILABLE: 8,586 SF

RENTAL RATE: \$10.00 PSF, NNN

GRADE LEVEL DOORS: 2

MIN WALL HEIGHT: 16'

PEAK HEIGHT: 19'

PARKING: 6 SPACES

POWER CAPACITY: 3-PHASE

EXECUTIVE SUMMARY

THIS ±8,586 SF FLEX SPACE FEATURES TWO GRADE-LEVEL DOORS, THREE-PHASE POWER, SIX PARKING SPACES AND CEILING HEIGHTS RANGING FROM 16' TO 19'. SUITES 559A AND 559B, TOTALING ±13,536 SF, MAY BE COMBINED WITH THIS SPACE FOR UP TO ±22,122 SF, WITH AN INTERIOR BAY DOOR CONNECTING THE SUITES. THE LANDLORD PLANS TO DELIVER RESTROOMS IN SUITES 559A AND 559B BY END OF Q3. LOCATED JUST 3.3 MILES FROM INTERSTATE 49, THE PROPERTY IS AVAILABLE FOR LEASE AT \$10.00 PSF, NNN.

[🔗 VIRTUAL TOUR 🔗](#)

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SUITES 559B AND 559A (8,586 SF) MAY BE LEASED AS ONE COMBINED SPACE TO TOTAL 22,122 SF



LANDLORD TO DELIVER RESTROOMS IN UNITS 559A AND 559B BY END OF Q3

INTERIOR PHOTOS



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AERIAL VIEW



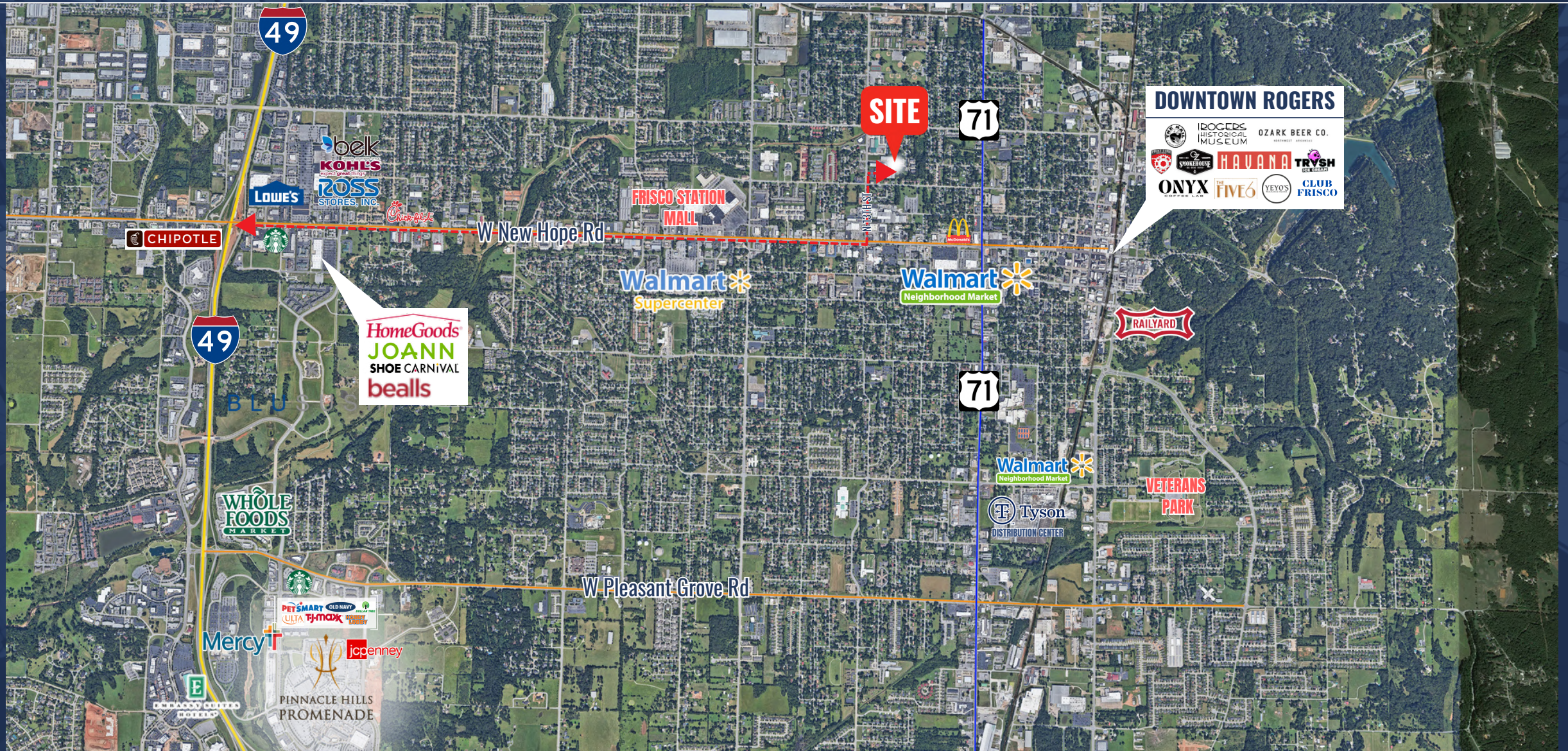
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AERIAL MAP VIEW



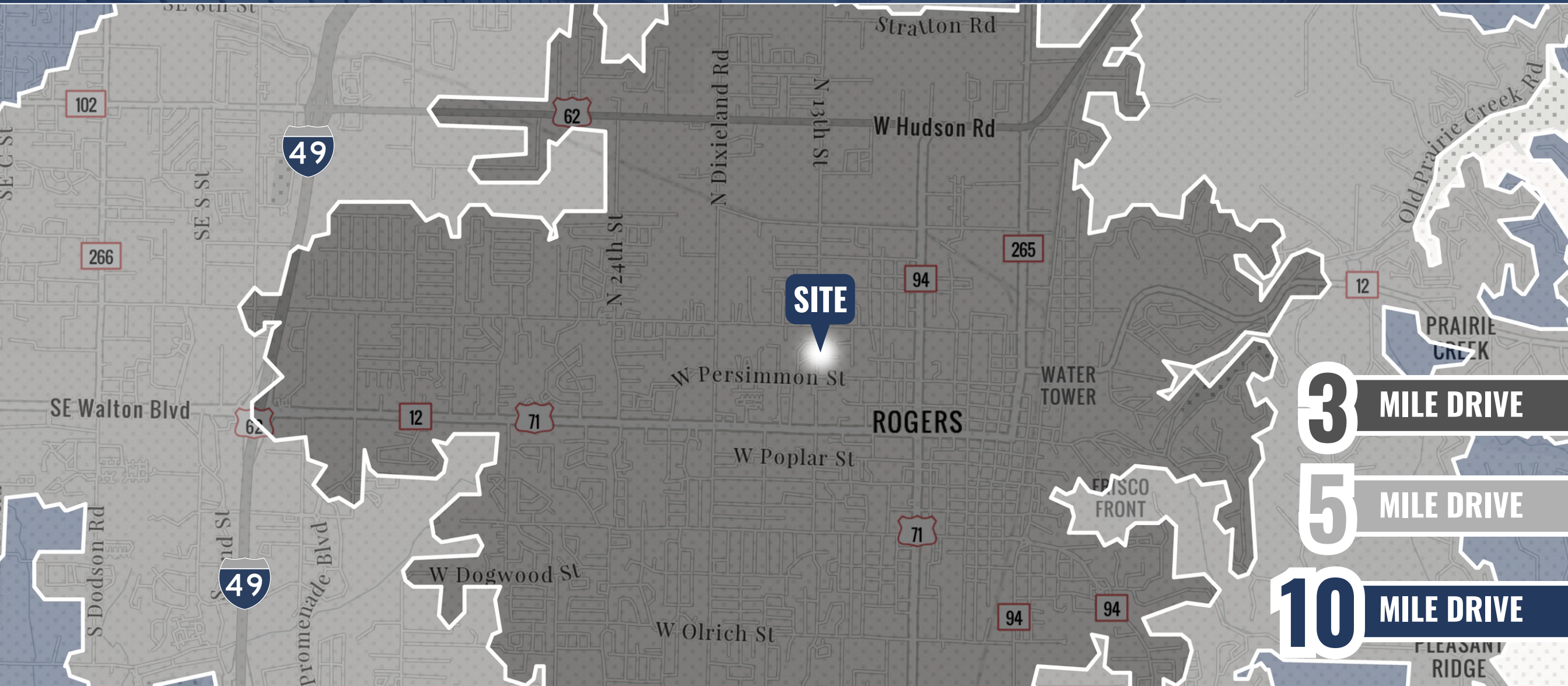
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DRIVE-TIME MAP



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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.



WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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