

# INDUSTRIAL II



**FOR LEASE**  
**INDUSTRIAL | FLEX**  
Class A Space | ~105,980 +/- SF

Prime Industrial Location Bentonville, AR  
5000 SW Regional Airport Boulevard

**BUILT FOR BUSINESS**  
**POSITIONED FOR GROWTH**



**CROSSMAR**  
**INVESTMENTS**

Call for more Information



## PROPERTY

# HIGHLIGHTS

**2017**

### YEAR DELIVERED

Class A construction with premium finishes throughout

**12**

### DOCK POSITION

Built for High-Volume Operations with 11 Dock Doors & 1 Drive-In Overhead Door

**200,000**

### SQUARE FEET

Tilt Wall Construction, 32' Clear height with 60 Mil TPO Roof

**32'**

### CLEAR HEIGHT

Built for Scale with 32' Clear Heights and Premium 60 Mil TPO Roofing

# BUILDING HIGHLIGHTS



QUALITY CLASS A INDUSTRIAL  
STRATEGICALLY LOCATED IN  
BENTONVILLE'S PREMIER GROWTH  
INDUSTRIAL CORRIDOR



PREMIER INDUSTRIAL LOCATION  
OFFERING CONVENIENT ACCESS TO  
HIGHWAY 12 AND NWA PRIMARY  
LOGISTICS ROUTES



105,980 SF AVAILABLE  
FULLY CONDITIONED SPACE WITH  
HEATERS & EXHAUST FAN



FUNCTIONAL INDUSTRIAL ACCESS  
11 DOCK DOORS AND 1 OVERHEAD  
DOOR FOR STREAMLINED LOADING  
AND DISTRIBUTION CAPABILITIES



MODERN CLASS A DESIGN  
INDUSTRIAL SPACE WITH BEST-IN-CLASS  
FINISHES AND EFFICIENT SYSTEMS



HIGHLY ACCESSIBLE BENTONVILLE SITE  
POSITIONED ALONG SW REGIONAL  
AIRPORT BLVD WITH CONVENIENT ACCESS  
TO I-49 AND THE NWA MARKET



HIGHLY EFFICIENT FLOOR PLANS  
LIGHT-FILLED, FLEXIBLE SPACE FOR WORK  
AND COLLABORATION



MODERN INDUSTRIAL DESIGN  
CONTEMPORARY INDUSTRIAL FACILITY  
CLEAN FUNCTIONAL DESIGN, AND  
EFFICIENT OPERATIONAL LAYOUT.



5000 SW REGIONAL AIRPORT BOULEVARD  
BENTONVILLE, AR



**INTERIOR  
WAREHOUSE**







INTERIOR  
OFFICE











**FUTURE  
PARK PLANS**



#8 500K

#12 150K

#11 275K

#10 280K  
LEASED

#9 275K  
LEASED

#7 275K

#6 175K  
LEASED

#1 150K  
LEASED

#2 200K  
LEASED

#3 200K

#5 175K

#4 175K  
LEASED

HWY 12

# WHY NORTHWEST ARKANSAS?



A Modern Industrial Park Serving One of the Region's Most Dynamic Growth Corridors. Strategically Positioned Within Northwest Arkansas' Premier Industrial & Logistics Growth Market

## New Development Hotspot

### CrossMar Industrial Park

- Heavy & Lite Industrial
- Master Planned 7 out of 12 Buildings Built & 1,256,250 SF Constructed

### Walmart Campus

- Walmart's new corporate campus
- Utilizing a mix of retail, office, and Hospitality

### Specialty Medical Hospital/Campus

- Medical, Office & Retail

### Downtown Bentonville (The Hart on Main)

- Retail, Office, Multifamily, Condos
- Includes underground parking, Expected Delivery 2028

# 622,358

MSA Population  
(Benton & Washington County)

Within a 20 Minute Drive (2025 Data)

# 52%

Northwest Arkansas Residents

# 127,464

Households

# 315,741

Population

# \$112,792

Avg. Household Income

# 185,682

Employees

## Nearby Office and Medical Tenants



# ARKANSAS MARKET OVERVIEW



**1ST**  
**GDP GROWTH**  
**IN THE U.S.**



**TOP**  
**NWA FOR JOB GROWTH**  
**7TH IN THE U.S.**



**LOW COST**  
**OF DOING BUSINESS**



**POPULATION**  
**3,067,732**



**FORTUNE 500**  
**HEADQUARTERS IN ARKANSAS**  
**(Walmart, Tyson, J.B. Hunt)**



**STRATEGIC LOCATION**  
**IN THE CENTRAL U.S.**



**BUSINESS-FRIENDLY ENVIRONMENT**  
**CONSISTENLY RANKED AMONG**  
**LOW-COST STATES FOR OPERATIONS**



**NORTHWEST ARKANSAS NATIONAL AIRPORT**  
**PRIMARY COMMERCIAL AIRPORT**  
Supporting corporate and population growth

## BENTONVILLE

### GLOBAL RETAIL CENTER

Home to Walmart HQ and a rapidly expanding corporate ecosystem

## SPRINGDALE

### MAJOR FOOD PRODUCTION HUB

Tyson Foods headquarters and supply chain concentration

## FAYETTEVILLE

### TOP COLLEGE TOWN & TALENT PIPELINE

University of Arkansas fueling workforce growth

## LITTLE ROCK

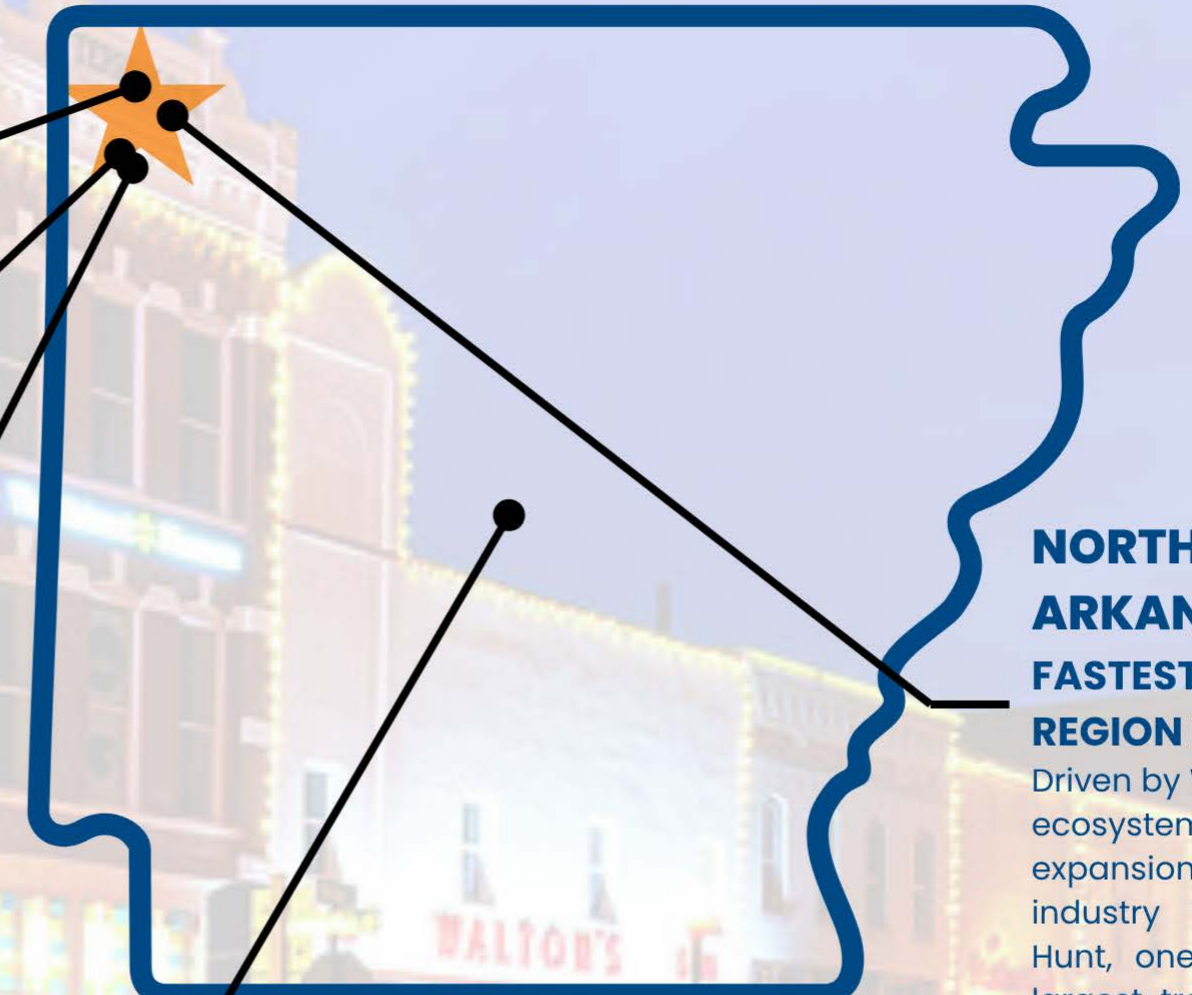
### STATE CAPITOL & ECONOMIC HUB

Strong presence in healthcare, government, and finance

## NORTHWEST ARKANSAS

### FASTEST-GROWING REGION IN THE STATE

Driven by Walmart, supplier ecosystems, and logistics expansion—anchored—by industry leaders like J.B. Hunt, one of the nation's largest transportation and supply chain companies headquartered in Lowell, AR, helping power the region's role as a national logistics hub

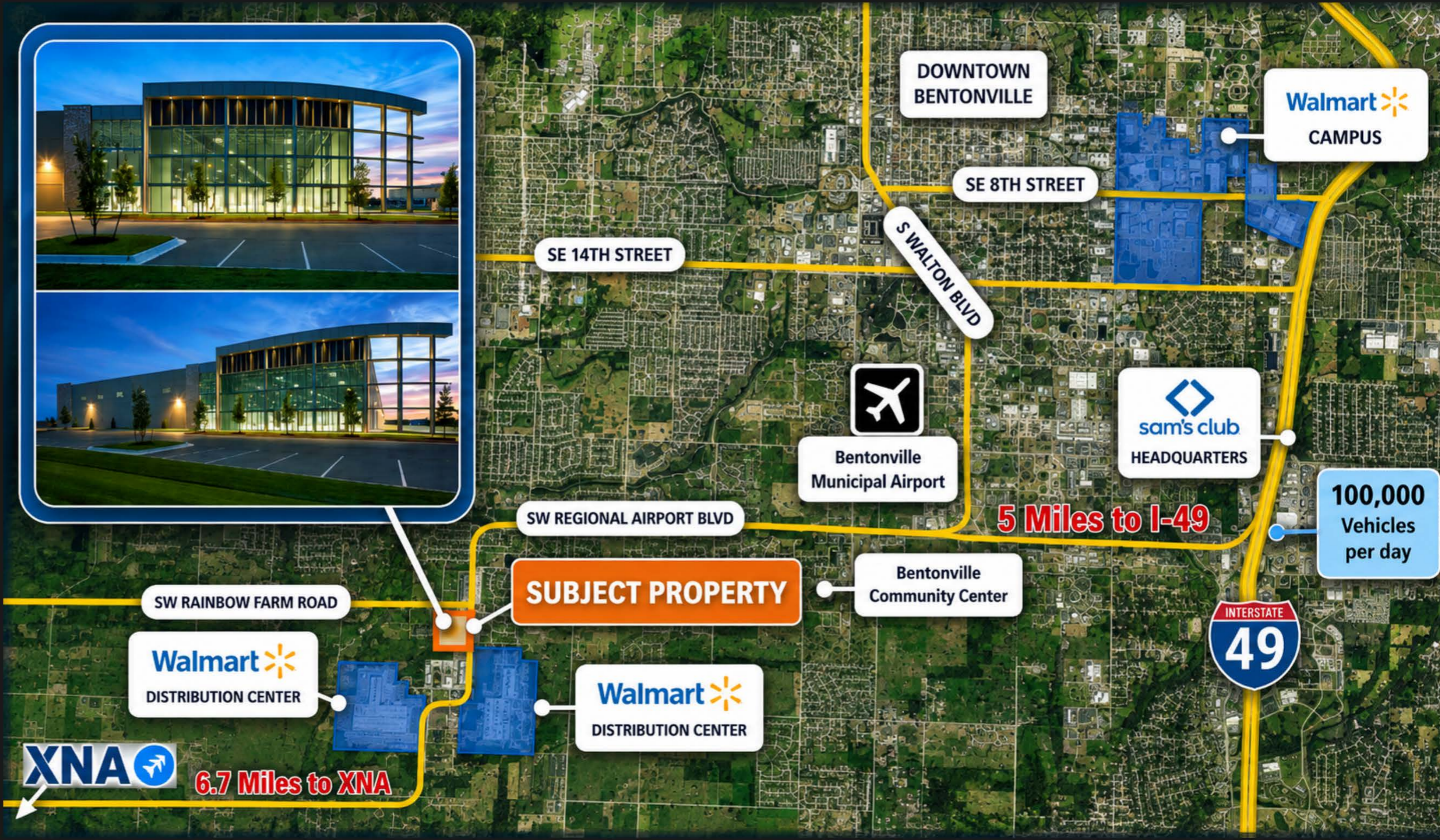


PROXIMITY

# STRATEGIC POSITION

- 1. WALMART DISTRIBUTION CENTER
- 2. WALMART DISTRIBUTION CENTER
- 3. HIGHWAY 112
- 4. BENTONVILLE MUNICIPAL AIRPORT
- 5. INTERSTATE 49
- 6. XNA AIRPORT

0.7 mi  
0.9 mi  
2.7 mi  
3.8 mi  
4.8 mi  
6.7 mi



100,000 Vehicles per day



**FOR LEASING INQUIRIES**



**Matt Brasel**  
Leasing Representative

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