

1000 W MONROE AVE, LOWELL, ARKANSAS

WAREHOUSE UNITS FOR LEASE

WILL JARRATT
INDUSTRIAL SPECIALIST
901.573.0819
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

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

LEASE OVERVIEW

AVAILABLE: 1,980 — 11,880 SF (DEMISABLE)

ASKING RENT: \$16.00 PSF | NNN

GRADE LEVEL DOORS: 6 TOTAL (1 PER 1,980 SF) 12' x 12'

MIN WALL HEIGHT: 13'

PEAK HEIGHT: 18'

PARKING: 12 SPACES

POWER CAPACITY: 200-A SINGLE PHASE

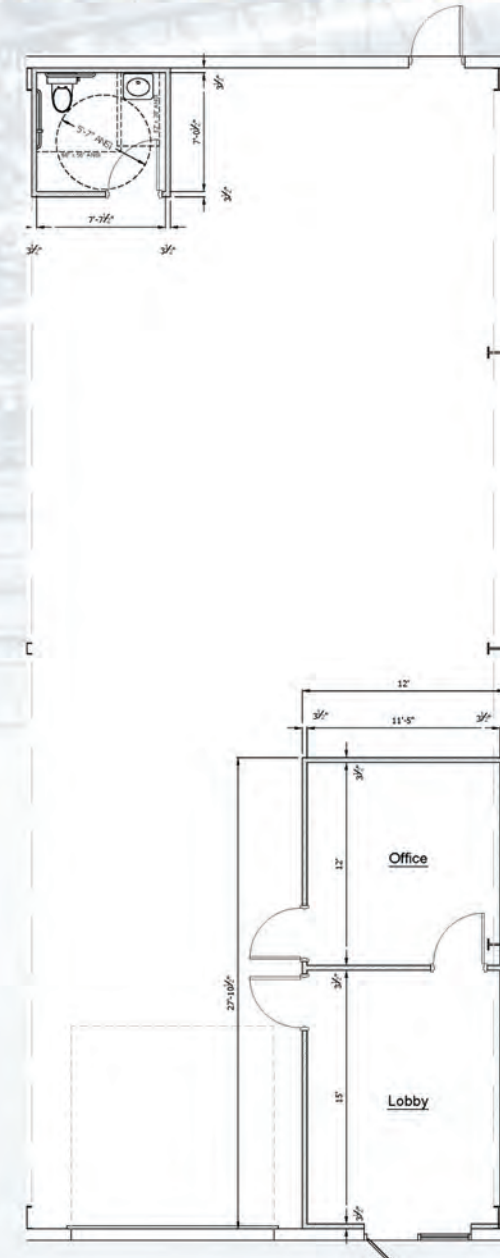
EXECUTIVE SUMMARY

Now leasing four brand-new warehouse buildings offering flexible units from ±1,960–11,900 SF (demisable). The Landlord will deliver each space with the pictured buildout in place, with construction on the first phase scheduled for completion by **December/January**. Each unit will feature a 12' x 12' grade-level door, 18' clear height, and 200A single-phase power. Conveniently positioned on Highway 264 with traffic counts exceeding 26,000 vehicles per day, the property is strategically located **less than a mile** from **Interstate-49** and JB Hunt's corporate headquarters, and just a 1.2-mile drive to Highway 71B. This prime location offers unmatched accessibility, visibility, and connectivity to Northwest Arkansas' major business corridors.

1000 W MONROE AVE, LOWELL, AR

UNITS DIVISIBLE FROM 1,960–11,900 SF

THE LANDLORD WILL DELIVER THE SPACE WITH THIS BUILDOUT IN PLACE, WITH CONSTRUCTION ON THE FIRST PHASE SCHEDULED FOR COMPLETION BY DECEMBER/JANUARY.



SITE PLAN



■ AVAILABLE ■ LEASED

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AERIAL VIEW



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AERIAL MAP VIEW



INTERSTATE-49

0.3 MILES 1 MIN

71-B

1.2 MILES 4 MIN

J.B. HUNT

0.8 MILES 3 MIN

ARKANSAS-MISSOURI RAILROAD

1.5 MILES 5 MIN

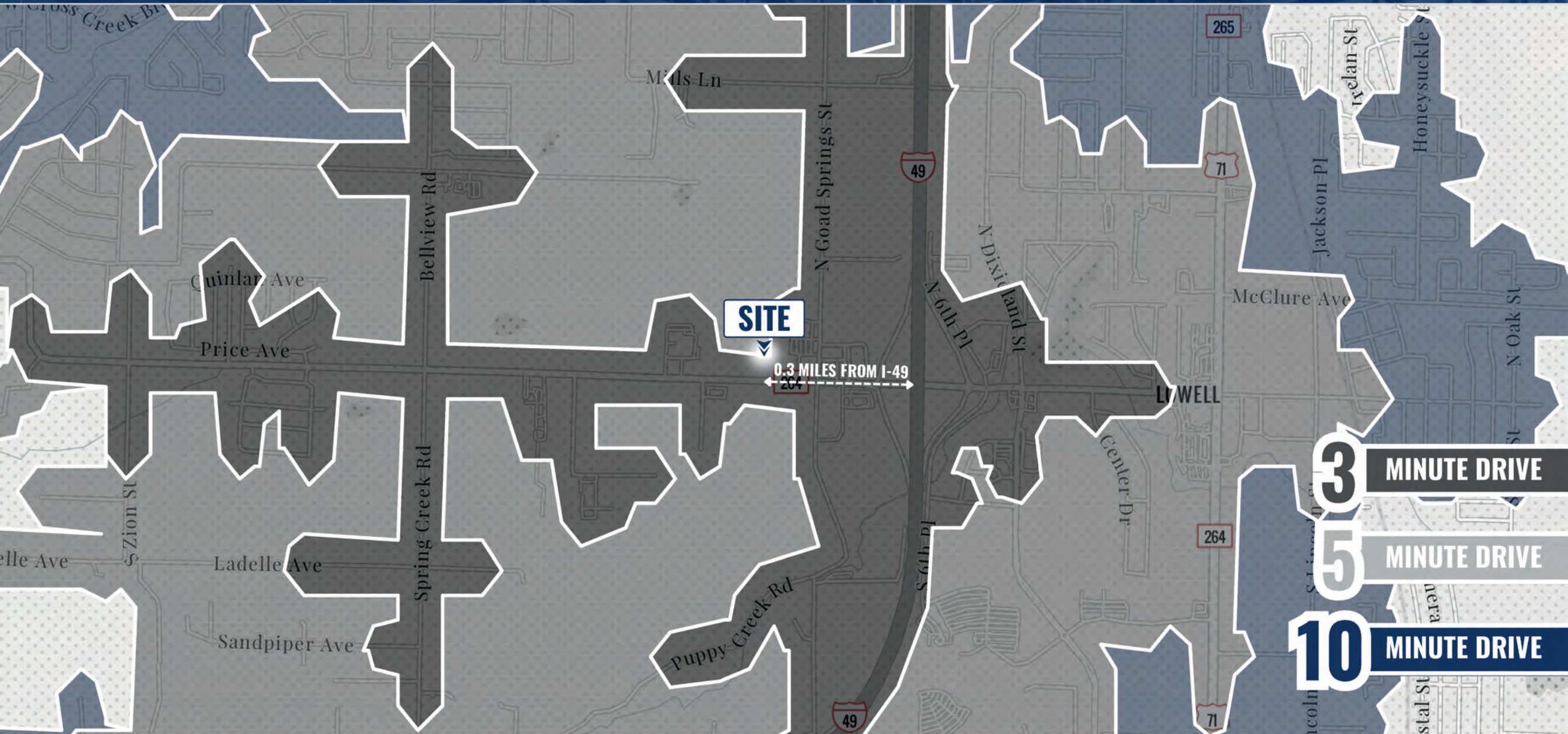
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WE FOCUS ON REAL RESULTS FOR OUR CLIENTS

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