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INDUSTRIAL PARK FOR SALE

2260 W Centerton Blvd, Centerton, AR



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Property Understanding

OVERVIEW

Offering	For Sale
Price	\$7,900,000
Address	2260 W Centerton Blvd, Centerton, AR 72719
Property Type	Warehouse/Industrial
Total Building Size	±54,000 SF
Land Size	±10.53 Acres (±6.53 developed acres, ±4.0 vacant acres)
Number of Buildings	6 (two new construction 11,250 SF buildings)
Zoning	I-1 (Industrial)
Frontage	W Centerton Blvd – ±356 feet of frontage
Traffic Count	W Centerton Blvd – 9,900 VPD



PROPERTY HIGHLIGHTS

- All tenants have Net leases
- Strategically positioned in the fast-growing Centerton corridor with excellent access to Bentonville, Rogers, and regional transportation routes
- Strong demand for industrial and flex space in Northwest Arkansas—one of the fastest-growing regions in the U.S.
- All buildings have roll up and/or doors
- Approximately 4 acres of vacant land for future expansion



7,500 SF

7,500 SF

7,500 SF

11,250 SF

9,000 SF

11,250 SF

±4.0 Acres
Excess Land





UNIT#	SIZE (SF)	TENANT	TERM	MONTHLY BASE RENT	MONTHLY EXPENSES	MONTHLY RENT & EXPENSES
# 2260	7,500 SF	Builder's Flooring	4/1/2026-6/30/2031	\$7,812.50 (\$12.50/SF)	\$1,093.75	\$8,906.25
# 2261	3,750 SF	Absolute Marble & Granite	6/1/2025-5/31/2028	\$2,343.75 (\$7.50/SF)	\$468.75	\$2,812.50
# 2262	3,750 SF	Mattress Clearance of NWA	3/1/2025-3/31/2028	\$2,937.50 (\$9.40/SF)	\$546.88	\$3,484.38
# 2264	5,625 SF	Vacant	-	-	-	-
# 2270	1,875 SF	Vacant	-	-	-	-
# 2272	3,750 SF	Vacant	-	-	-	-
# 2280	7,500 SF	RS Custom Machining	6/1/2025-5/31/2029	\$4,687.50 (\$7.50/SF)	\$937.50	\$5,625.00
# 2282	4,500 SF	Velent	11/14/2024-10/31/2029	\$4,406.25 (\$11.75/SF)	\$656.25	\$5,062.50
# 2284	4,500 SF	Executive Flooring Solutions	9/8/2025-4/30/2026	\$3,843.75 (\$10.25/SF)	\$656.25	\$4,500.00
# 2290	11,250 SF	Vacant (Shell)	-	-	-	-

Centerton, AR



Centerton is a city in Benton County, Arkansas. Located west of Bentonville on Highway 102, Centerton is part of the Northwest Arkansas region, which is one of the fastest-growing metro areas in the country. Once a predominantly agricultural area, Centerton has diversified its economy with the growth of nearby cities like Bentonville, home to Walmart's headquarters. Many residents commute to nearby cities for work, contributing to the local economy through retail, service industries, and healthcare.

Centerton has seen significant residential and commercial development in recent years, with new subdivisions, shopping centers, and amenities catering to its growing population. This growth has led to increased demand for housing and services. Interstate 49 runs nearby, providing convenient access to other parts of Northwest Arkansas and beyond. The Northwest Arkansas Regional Airport (XNA) is also relatively close, offering connections to major cities across the United States.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

22,187

58,759

187,044

Households

7,531

20,659

70,732

Average Age

33.6

33.8

37.8

Average Household Income

\$146,019

\$160,148

\$152,278

Businesses


179

648

4,808

**Demographic details based on property location*

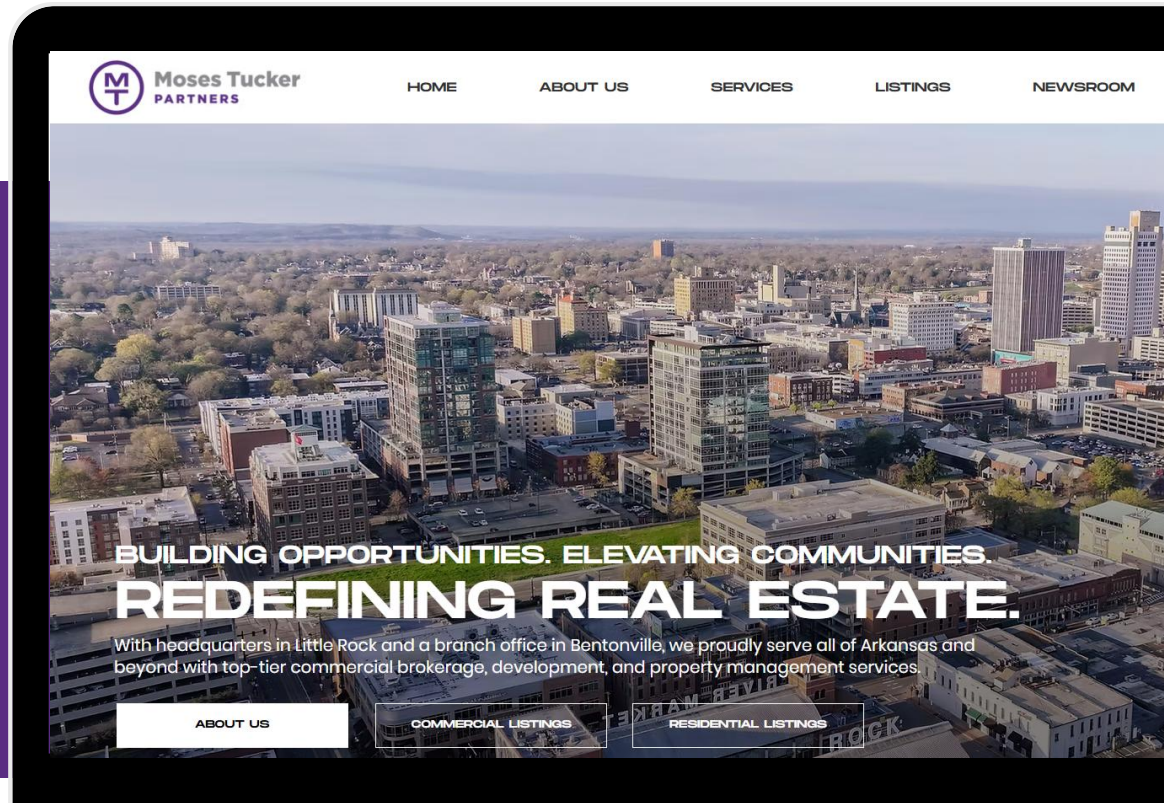
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