

2605 STORAGE PKWY, SUITE 1, ROGERS

FLEX SPACE FOR LEASE



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FOCUS
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LEASE OVERVIEW

AVAILABLE: 4,086 SF

RENTAL RATE: \$14.00 PSF, NNN

GRADE LEVEL DOORS: 2 (12' x 10')

MIN WALL HEIGHT: 16'

PEAK HEIGHT: 20'

PARKING: 6 - 8 SPACES

POWER: SINGLE PHASE

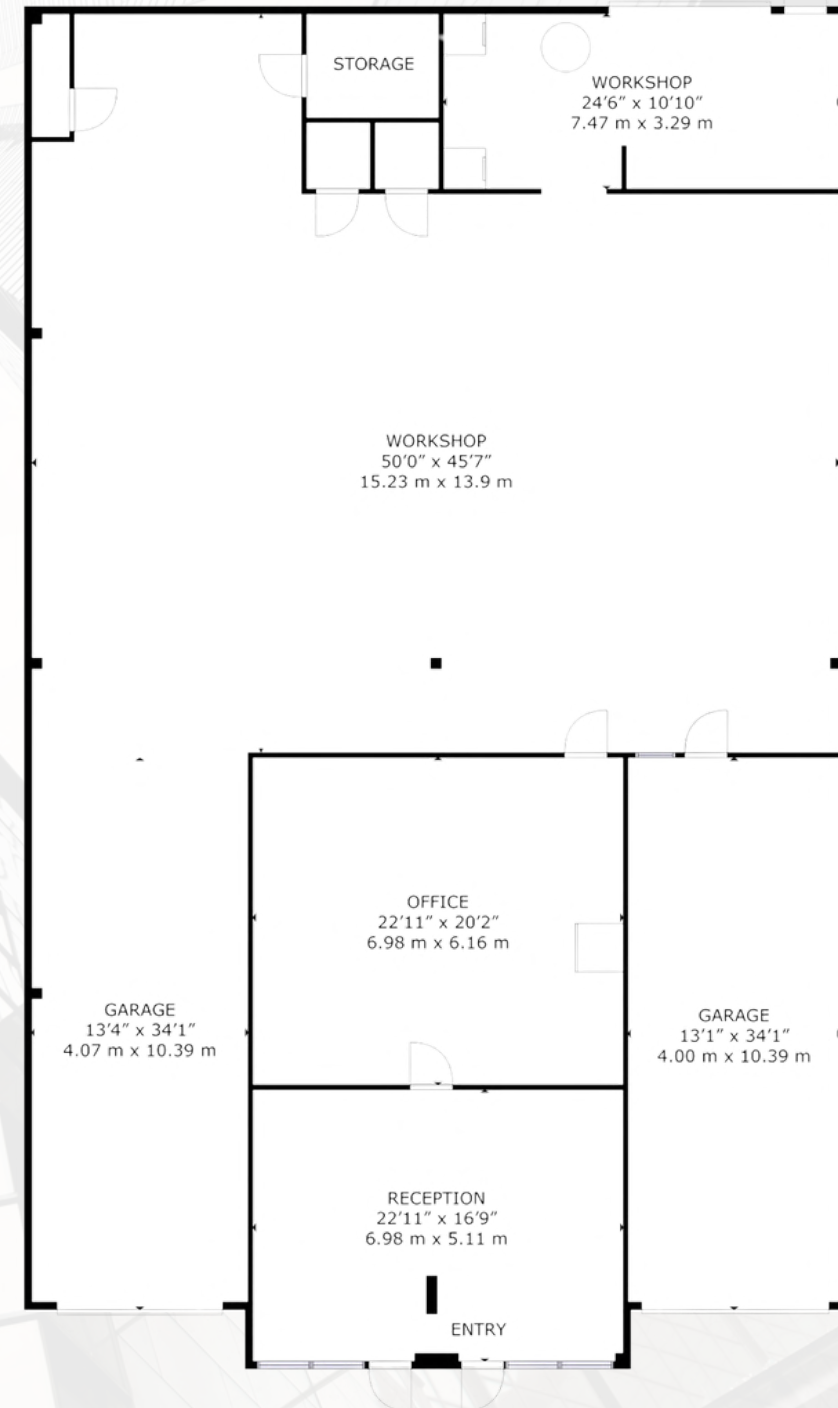
EXECUTIVE SUMMARY

This ±4,086 SF flex space offers a functional layout ideal for a variety of industrial, service, or warehouse users. The space includes approximately ±800 SF of office space featuring one reception and lobby area, one large private office, and a workshop area, providing a balance of office and operational functionality alongside the warehouse area.

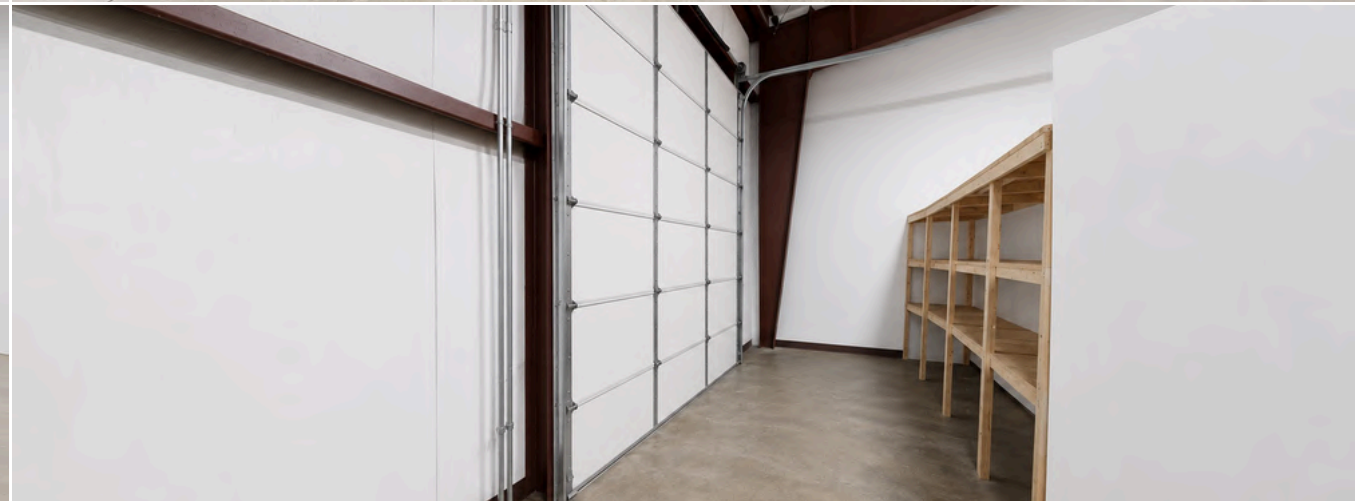
Additional property highlights include two grade-level doors (12' x 10'), 16' minimum wall height, 20' peak height, single-phase power, and 6–8 parking spaces. Conveniently positioned just 2.9 miles from Interstate 49, the property offers excellent accessibility within one of Northwest Arkansas' growing commercial corridors.

[🔗 SUITE 1 VIRTUAL TOUR 🔗](#)

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INTERIOR WAREHOUSE PHOTOS



DISCLAIMER: THE SPACE CURRENTLY CONTAINS FORMER TENANT SUPPLIES, TOOLS, AND EQUIPMENT. PHOTOS HAVE BEEN DIGITALLY EDITED TO ILLUSTRATE THE APPROXIMATE APPEARANCE OF THE SPACE IF DELIVERED VACANT.

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INTERIOR OFFICE PHOTOS



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AERIAL VIEW



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AERIAL VIEW



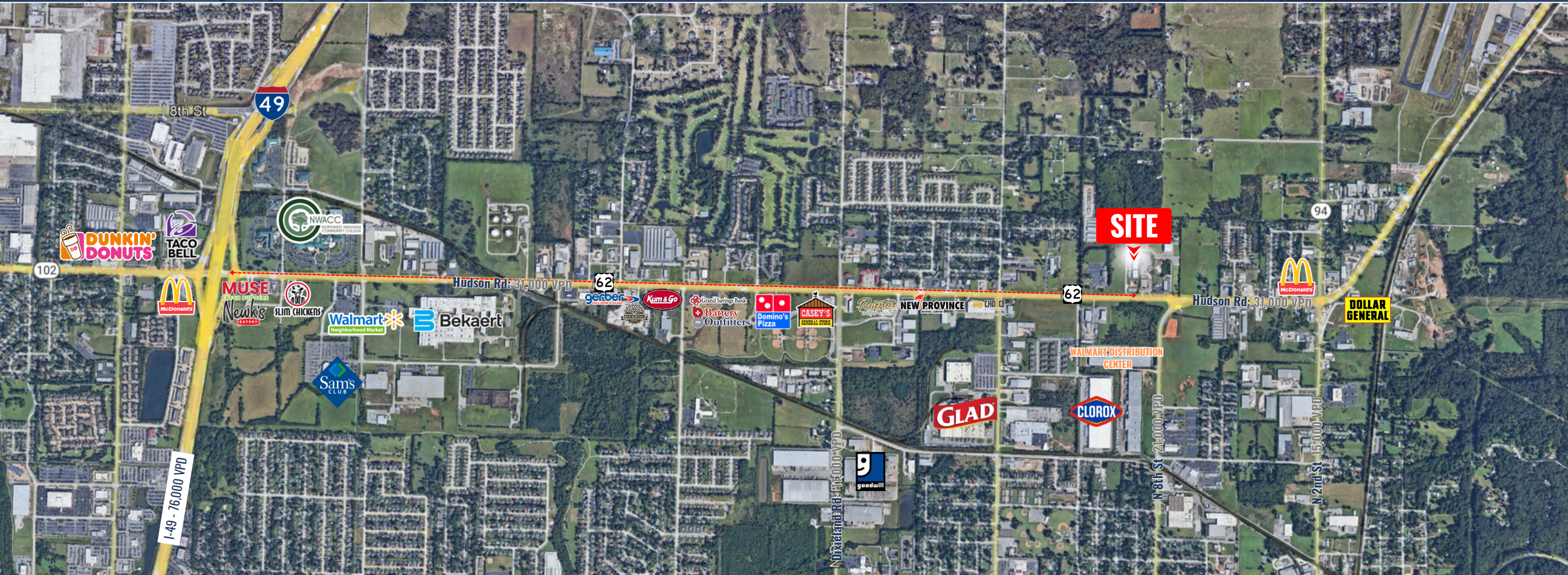
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AERIAL MAP VIEW — 2.9 MILES FROM I-49



INTERSTATE-49

2.9 MILES 8 MIN

WALMART HOME OFFICE

4.2 MILES 10 MIN

J.B. HUNT

8.7 MILES 20 MIN

HWY 71B

0.1 MILES 5 MIN

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DRIVE-TIME MAP



SITE

- 3** MINUTE DRIVE
- 5** MINUTE DRIVE
- 10** MINUTE DRIVE

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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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