

FOR SALE OR FOR LEASE

1060 1st AVE NE | GRAVETTE, AR 72736



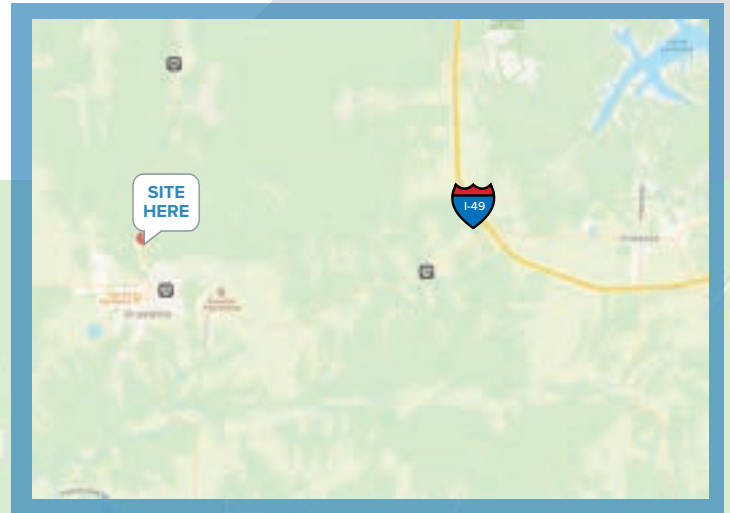
This well-conceived property features three interconnected buildings, joined by breezeways, each serving a distinct function that enhances flexibility and revenue potential. The property sits approximately five miles from I-49.

- ▲ PURCHASE PRICE: \$1,800,000
- ▲ LEASE RATE: \$6.50 PSF / YR
 - ▲ LEASE TYPE: NNN
- ▲ BUILDING SIZE: ±25,211 SF
 - ▲ PRIMARY BUILDING: ±12,000 SF
 - ▲ WAREHOUSE SPACE: ±9,700 SF
 - ▲ GARAGE & LIVING SPACE: ±1,697 SF
- ▲ LAND SIZE: 2.12 AC
- ▲ TWO DRIVE-IN DOORS
- ▲ TWO DOCK DOORS

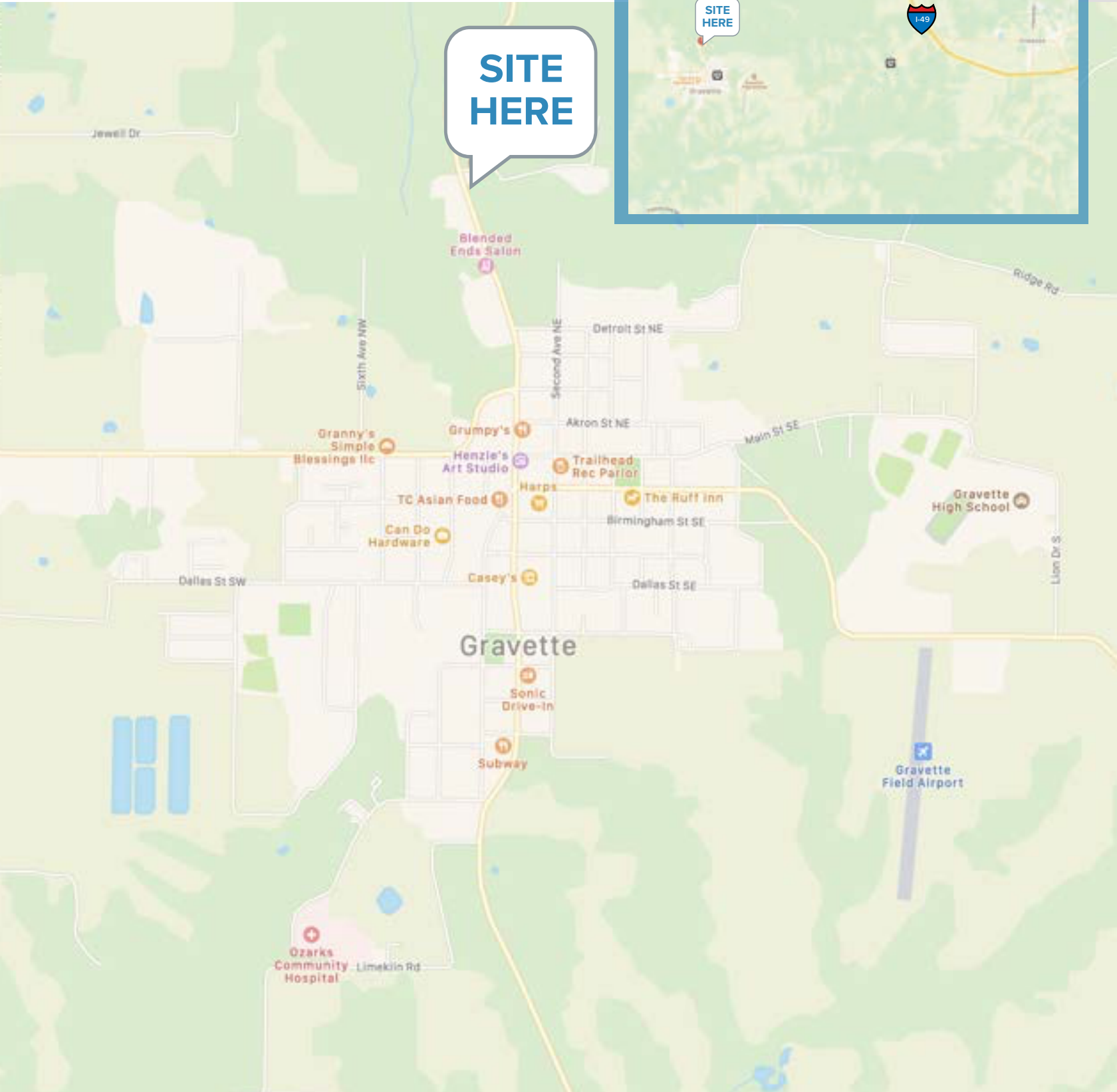


📍 LOCATION MAP

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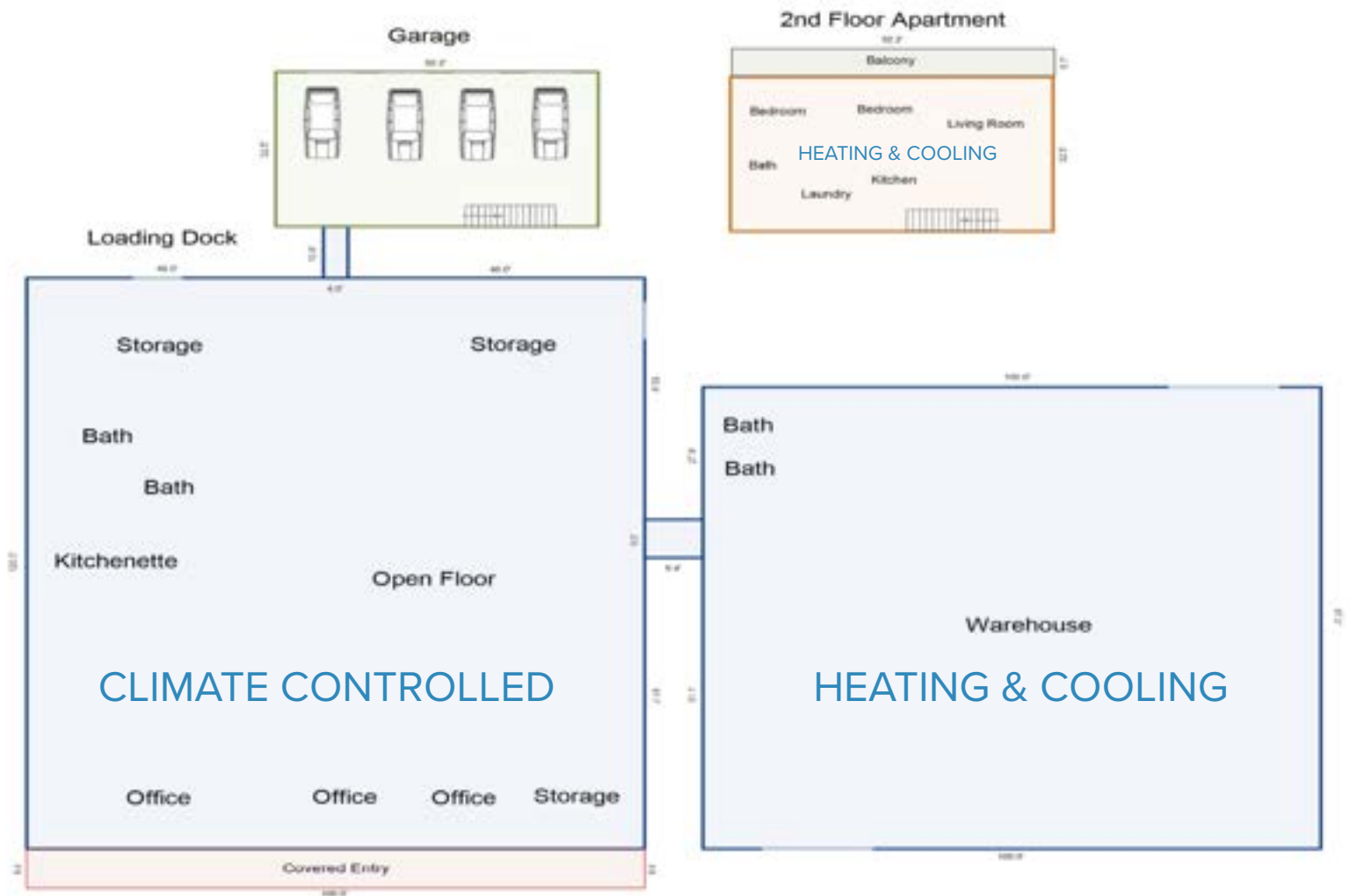


**SITE
HERE**



FLOOR PLAN

- ▲ BUILDING SIZE: ±23,364 SF
 - ▲ PRIMARY BUILDING: ±12,000 SF
 - ▲ WAREHOUSE SPACE: ±9,700 SF
 - ▲ GARAGE & LIVING SPACE: ±1,697 SF



IMAGES



MEET THE BROKER

JASON S. TRENARY

ASSOCIATE MEMBER, SOCIETY OF INDUSTRIAL & OFFICE REALTORS®
SENIOR COMMERCIAL REAL ESTATE ADVISOR



CONTACT INFO:

✉ jtrenary@capstonecrea.com

☎ C: 479.426.7425

☎ O: 479.899.6840

🌐 www.capstonecrea.com

Jason is a self-motivated Senior Commercial Real Advisor with high energy, initiative, and focus. With over 25 years in the commercial banking industry, he has broad experience in lending, special asset management, and financial analysis.

During his tenure in the banking industry, he spent most of his career as a commercial loan officer specializing in commercial real estate. During his banking career, he has been instrumental in the management of bank-owned real estate. He was responsible for the acquisition and development of three banking centers and managed the special asset division of his bank.

NOTABLE DISTINCTIONS & BACKGROUND:

- ▲ CFO of \$550M Bank
- ▲ COO of \$100M Bank
- ▲ CRE Financial Analysis
- ▲ Commercial Investment Analysis
- ▲ Member Associate, Society of Industrial and Office Realtors® (SIOR)



NORTHWEST ARKANSAS

FIND YOURSELF HERE

BUILD YOUR BUSINESS IN ONE OF THE FASTEST GROWING REGIONS OF THE COUNTRY

Northwest Arkansas is home to some of the world's largest corporations including Walmart, Inc., Sam's Club, Tyson Foods, JB Hunt, and more. This booming region is economically thriving with new business entering the market yearly. With four counties made up of eleven cities, there is an abundance of places to explore and activities to do.



THE NATURAL STATE

Explore our region's four state parks and miles of hiking and biking trails right within the community. From lakes and rivers to scenic byways and botanical gardens, Northwest Arkansas lives up to the Natural State's beautiful reputation. The area is nationally recognized for its epic beauty, bringing in new residents and tourists yearly.



ATTRACTIONS

One will never run out of things to do in Northwest Arkansas! Whether it is watching an Arkansas Razorback game, a trip to the world-class art museums, or a walk through historic downtown Eureka Springs, and anything in between, there's so much to explore with friends and family. Culture and arts thrive in this region. From concerts at the Walmart Amp to theatrical shows in the Walton Arts Center, the people of Northwest Arkansas can immerse themselves in the arts.





CAPSTONE COMMERCIAL ADVISORS

WHO WE ARE

Capstone Commercial Advisors, LLC is a full service, national brokerage and asset management firm based in Northwest Arkansas. We help large corporations, private investors, financial institutions and real estate investment trusts (REITs) with all of their commercial real estate needs. We take pride in finding and executing both basic and unique solutions for our clients in an ever-changing economic environment.

OUR TEAM

At Capstone Commercial Advisors, we believe knowledge is power. Our family of agents and brokers are highly educated with extensive backgrounds in marketing, banking, corporate work, development, investment management and property management. We combine our wide-ranging backgrounds with our local market knowledge to provide you with the highest level of service. Our thirst for knowledge and dedication to continuing education allows us to go above and beyond for every client.

SCOPE OF WORK

OFFICE LEASING

RETAIL

INVESTMENT

DEVELOPMENT

WAREHOUSE LEASING

LISTING SERVICES

MARKETING

BUYER & SELLER REPRESENTATION

TENANT & LANDLORD REPRESENTATION



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 **CAPSTONE** COMMERCIAL
ADVISORS

5414 Pinnacle Point Dr | Suite 402 | Rogers, AR 72758