



**FOR LEASE/SALE**

**1007 CENTURY STREET**  
**SPRINGDALE, ARKANSAS**

*Century Commons*

# OFFERING

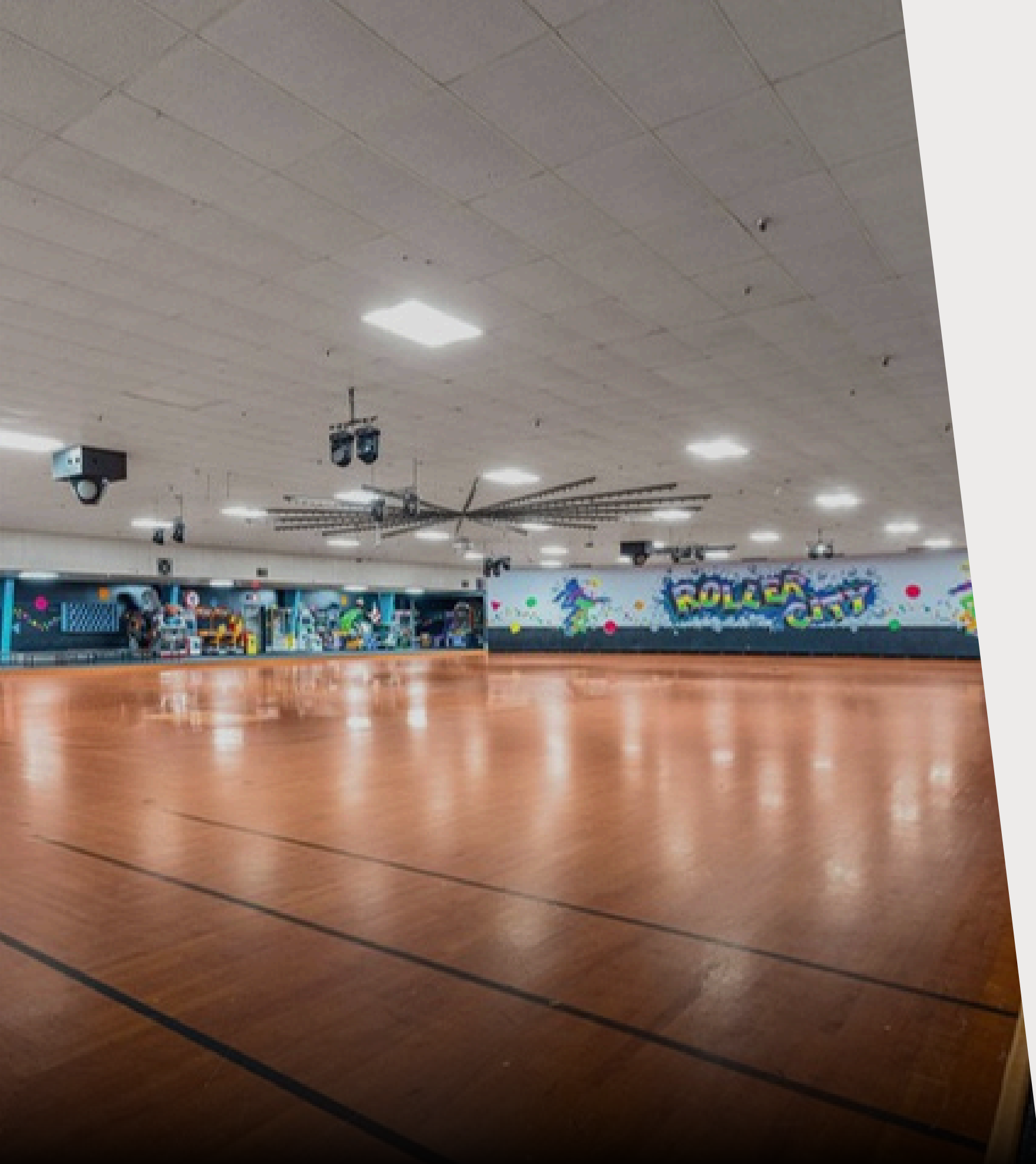
## 1007CENTURYSTREET | SPRINGDALE, AR

<b>LEASE RATE:</b>	\$12/SF NNN (rate step-up after TI reimbursement)
<b>SALE RATE:</b>	Negotiable
<b>AVAILABLE OFFICE SPACE</b>	22,056 SF
<b>PROPERTY TYPE:</b>	Warehouse / Flex
<b>LOCATION:</b>	Sunset Ave, Springdale, AR
<b>PARKING:</b>	70+ Surface Parking Spaces
<b>TENANT IMPROVEMENTS:</b>	Discounted Rent Rate Trade for Tenant Improvements
<b>VEHICLES PER DAY</b>	Sunset Avenue, 35,000 I-49, 67,000

## FEATURES

- Close proximity to Walmart, Lowe's, Harps and I-49 (<2 min.)
- Heavy warehouse and Industrial pocket within Springdale
- HVAC in Great Condition, 40 tons in place
- New Roof in 2023 (\$300k value approx.)
- Three phase power with 700 Amps
- 20-30 foot ceilings





# OFFERING

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Positioned in the heart of Springdale with immediate access to I-49 via Sunset Avenue, this dynamic flex warehouse offers a compelling conversion opportunity for users, investors, and developers alike. Currently home to Roller City, the property blends functional infrastructure with untapped redevelopment potential, making it a rare find in Northwest Arkansas' rapidly growing industrial corridor. The building features a newly improved roof, robust electrical infrastructure with ample capacity, and extensive HVAC tonnage, ensuring the property is well-equipped for a variety of operational needs. Ample on-site parking adds to the convenience for staff, clients, or visitors. Whether you're seeking traditional warehousing, creative production space, light manufacturing, or a hybrid commercial use, the layout and specifications offer exceptional adaptability. Zoned for flexibility and backed by the momentum of surrounding commercial growth, this property also presents future redevelopment opportunities for those with a long-term vision. Flexible lease and purchase options provide accessibility for both owner-users and investors looking to secure a footprint in Springdale's evolving landscape. If your business needs high-functioning flex warehouse space with room to grow, or you're looking to reimagine a well-located property, this is your chance.



*Century Commons*

# INTERIOR PHOTOS

1007 CENTURY STREET

*Photos are shown as the space is currently furnished and operated by the tenant.*



*Century Commons*

# EXTERIOR PHOTOS

1007 CENTURY STREET

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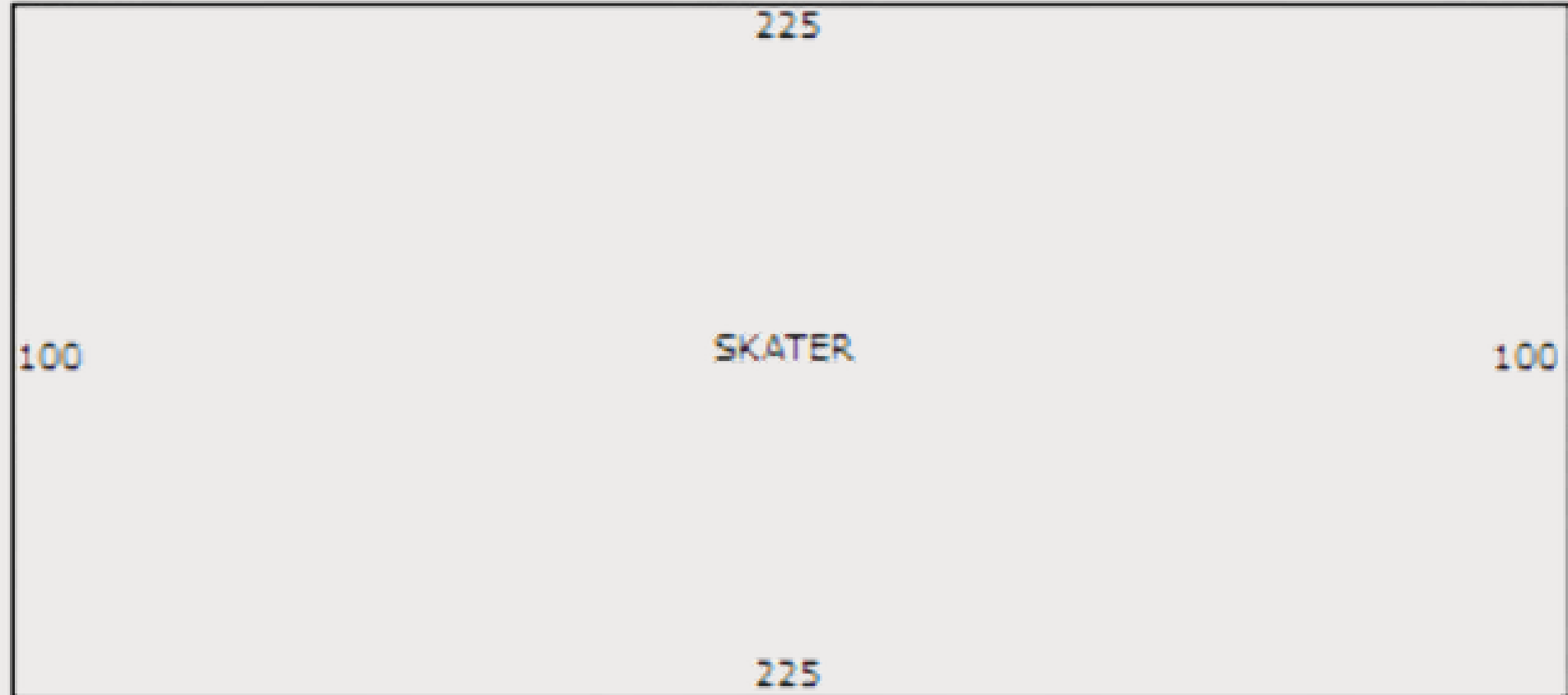


# FLOORPLAN

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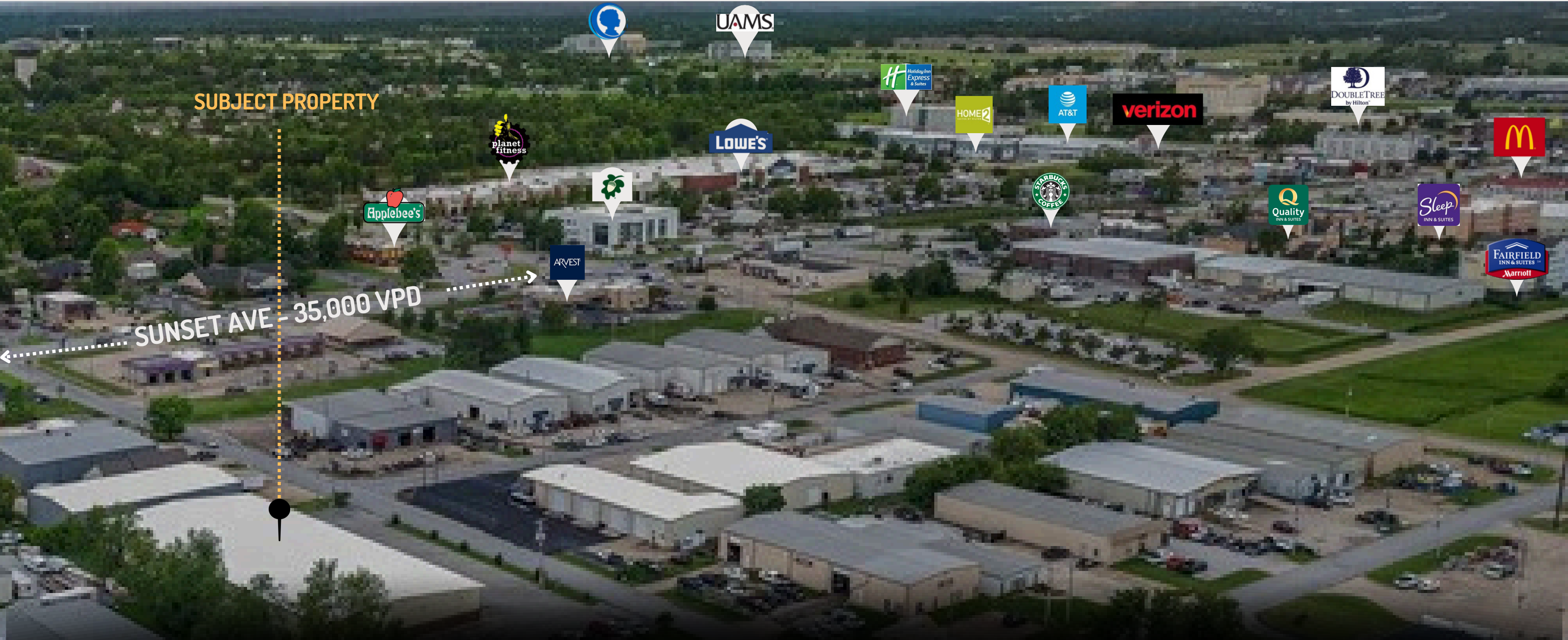
22,056 SF

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# SOUTHWEST AERIAL VIEW

1007 CENTURY STREET | SPRINGDALE, AR



SUBJECT PROPERTY

SUNSET AVE - 35,000 VPD



# SOUTHEAST AERIAL VIEW

1007 CENTURY STREET | SPRINGDALE, AR



SUBJECT PROPERTY

SUNSET AVE - 35,000 VPD





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