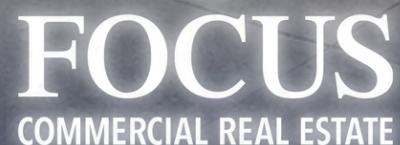


1280 SUNCHASE COURT, UNIT 4, FAYETTEVILLE

# FLEX SPACE FOR LEASE



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# LEASE OVERVIEW

**AVAILABLE:** 2,500 SF

**RENTAL RATE:** \$12.00 PSF, NNN

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

**MIN WALL HEIGHT:** 16'

**PEAK HEIGHT:** 20'

**POWER CAPACITY:** SINGLE-PHASE

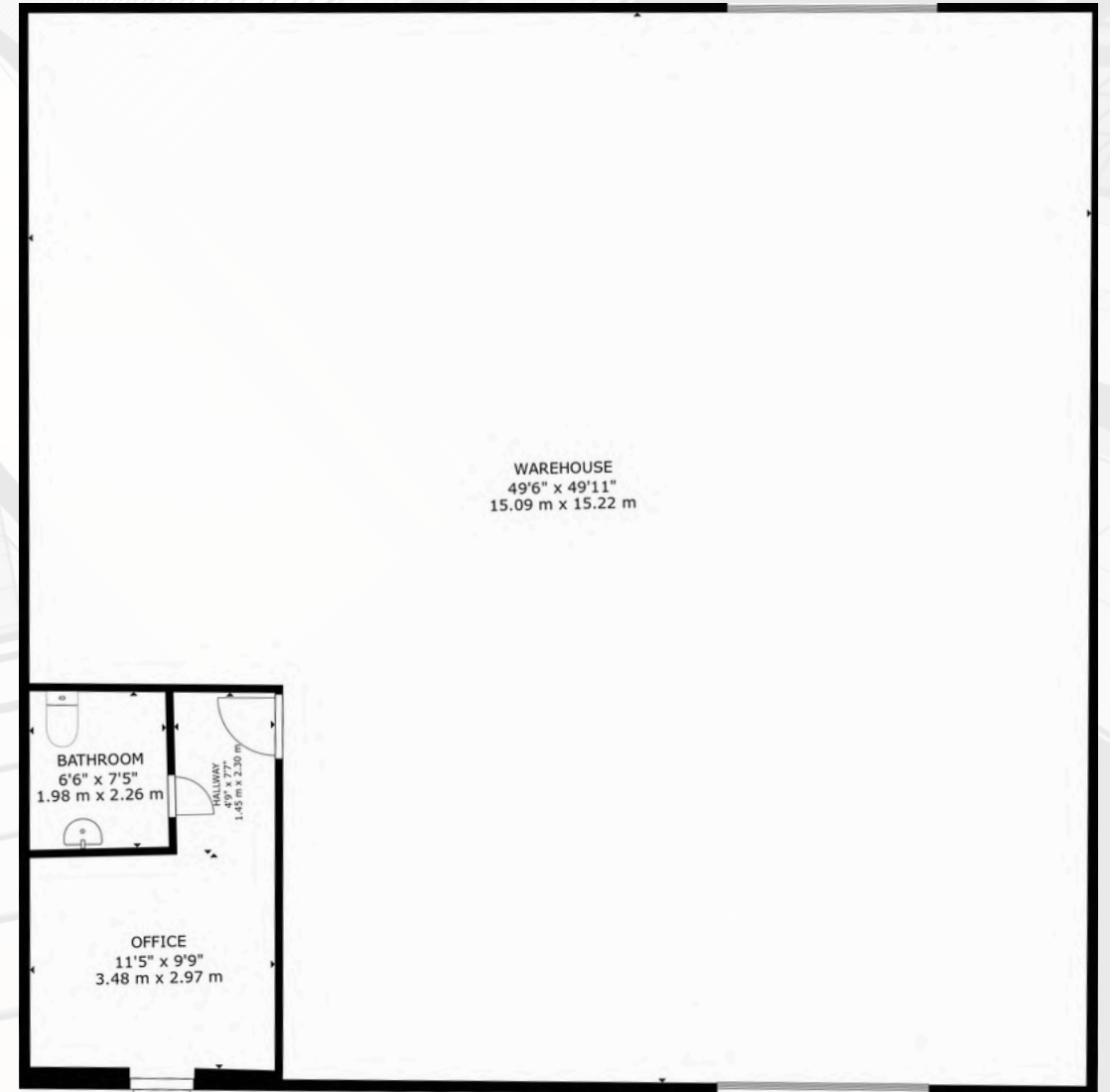
# EXECUTIVE SUMMARY

Position your business in one of Fayetteville's most accessible industrial locations with this 2,500 SF flex space just minutes from I-49. Ideal for contractors, light industrial users, warehousing, or distribution, the property features one small office and one half bath, a 10' x 10' grade-level door, 16' sidewalls with a 20' peak height, a hanging gas heater in the warehouse portion, and separately metered utilities. Offered at \$12.00 PSF, NNN, this functional space provides an efficient layout for businesses seeking convenient access and affordable occupancy.

[🔗 VIRTUAL TOUR 🔗](#)

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# FLOOR PLAN



# INTERIOR PHOTOS



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# AERIAL VIEW



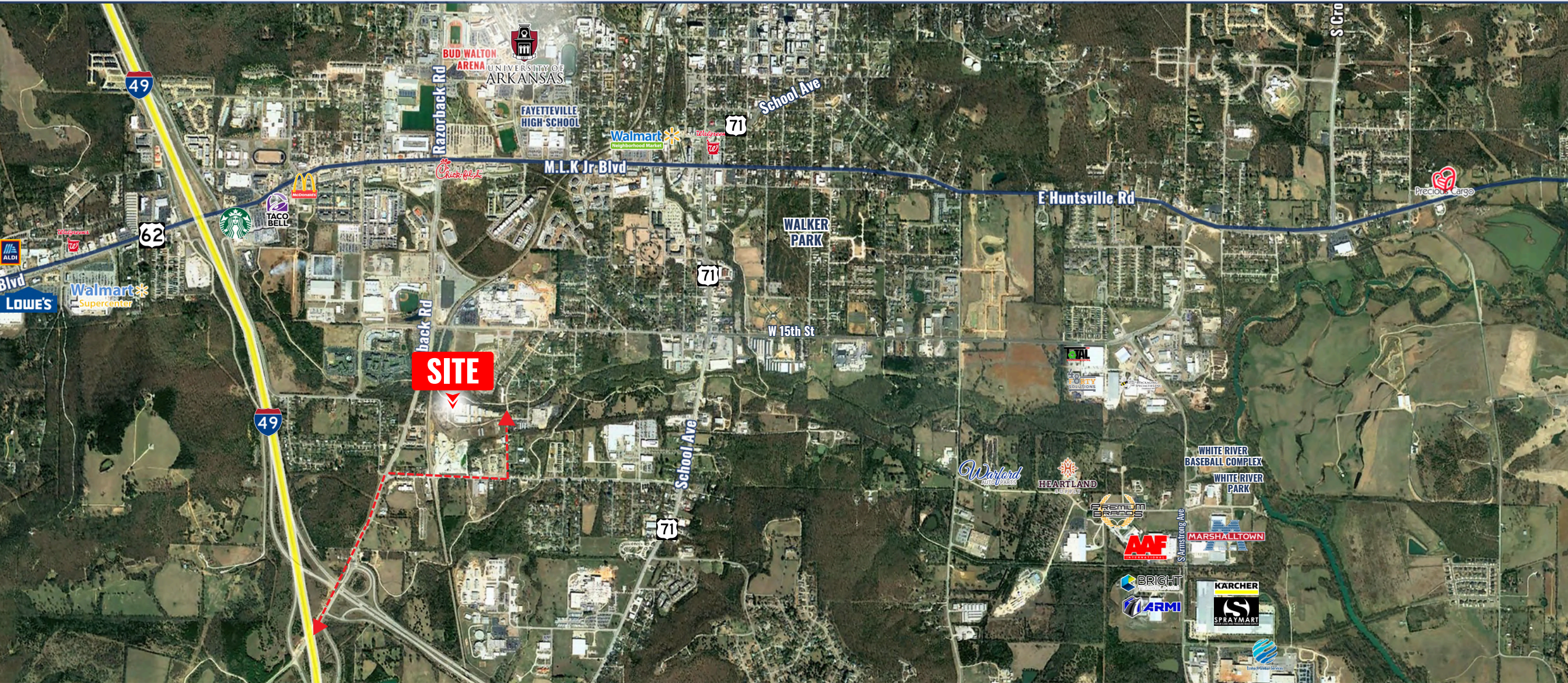
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# AERIAL MAP VIEW



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# DRIVE-TIME MAP



**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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