



FOR LEASE

Suite 402

4,840 SF

Suite 416

806 SF

Contact us:

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402 & 416 Pinion Dr

Rental Rate: \$7.50 PSF

Bella Vista, Arkansas

Two industrial suites are available for lease on Pinion Drive in Bella Vista, Arkansas, offering flexible space in a growing Northwest Arkansas market. Well-suited for light industrial, warehouse, storage, or service users, the property provides efficient layouts, convenient access, and competitive pricing for businesses seeking functional space in a strong location.

- **Suite 402:** 4,840 SF | \$7.50/SF NNN
 - Small office with warehouse
 - One restroom
 - Two roll-up doors
- **Suite 416:** 806 SF | \$7.50/SF NNN
 - Dead storage space: no utilities or restrooms
 - Lease Rate: \$7.50 per SF (\$504/month)
- Property Type: Warehouse / Storage
- Easy access to Highway 71B & Interstate 49

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SITE PLAN & EXTERIOR

Suite 402



1 PLAN 1/4"=1'-0"



KEY PLAN 400 Pinion Cooper Building



LOCATION



Demographics

	1 Mile	3 Mile	5 Mile
Population (2025)	3,146	22,777	33,467
Projected Population (2030)	3,413	24,600	36,180
Average HH Income (2025)	\$131,217	\$134,699	\$132,670
Households (2025)	1,387	9,788	14,185

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