

PROPOSED BUILDING



DIESEL DOWNS INDUSTRIAL PARK | N 45TH STREET | SPRINGDALE, AR

INDUSTRIAL SPACE FOR LEASE

BUILD TO SUIT OPPORTUNITIES AVAILABLE

PROPERTY OVERVIEW

Diesel Downs Industrial Park offers Class A new construction industrial space in the heart of Northwest Arkansas' most established and sought-after submarket. Designed to accommodate a range of users, the project can deliver between 25,000 and 50,000 SF, with flexible build-to-suit options tailored to tenant needs.

Diesel Downs Industrial Park features approximately 700 feet of frontage along Interstate 49, providing exceptional visibility and a premier signage opportunity. Zoned C-5, the site is ideally suited for a variety of uses including regional distribution, last-mile delivery, light manufacturing, dry storage, and more.

Strategically positioned with immediate access to I-49 and convenient connectivity to Highway 71B and the future Springdale Northern Bypass, Diesel Downs offers efficient service to Bentonville, Rogers, and Fayetteville, making it an ideal location for companies seeking central access across the Northwest Arkansas market.

SPACE AVAILABLE 25,000 - 50,000 ± SF

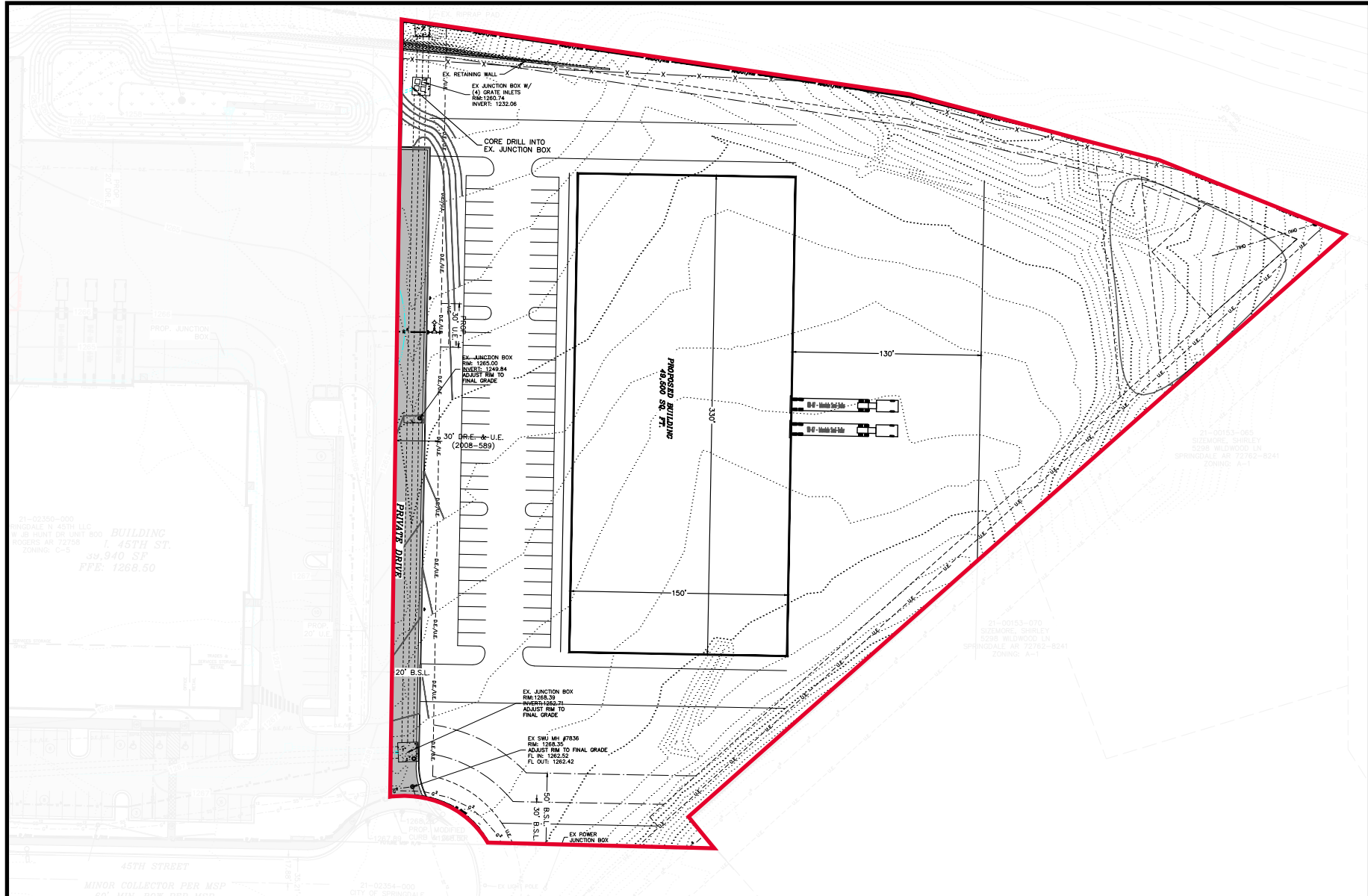
LEASE RATE Negotiable

BUILDING SPECS Building specifications are flexible and can be designed to a tenant's needs and preferences.

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- NOTES**
- Class A new construction
 - Build-to-suit opportunity available
 - I-49 frontage with signage opportunity
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PROPERTY SITE PLAN



BUILDING RENDERINGS









NORTHWEST ARKANSAS - MOUNTAIN HAVEN WITH INDUSTRY GIANTS

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world's largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation's top 100 largest MSA's with 1M+ residents expected by 2040.



590,337

MSA Population 2024

2.5%

Unemployment Rate 2024

93%

Cost Of Business Index

91.8%

Cost Of Living Index

Source: Northwest Arkansas Council 2024

Northwest Arkansas is...

Booming

20% GDP growth
since 2013

Dynamic

U.S. News & World Report's #28
Most Dynamic Metros

Up-Scale

Per capita income 14% higher
than the national average

#40 Best Places for Business

Forbes - 2024

University of Arkansas Supply Chain Ranked #1 in the Nation

Northwest Arkansas Council - 2024

Home to 3 Fortune 500 Companies

Northwest Arkansas Council - 2024

#21 Best Place to Live in the U.S.

U.S. News & World Report - 2024

8 NWA Schools Rank Among Top 10 In The Nation

U.S. News & World Report - 2024

#7 Best Performing Cities

Milken Institute - 2024

UNMATCHED ECONOMIC DIVERSITY

Northwest Arkansas is home to some of the biggest names in US industry, and continues to expand as these companies invest in their home state. Walmart, Tyson, and JB Hunt all call Arkansas home, and have made significant socioeconomic investments that have contributed to the state's explosive growth.



#1 Corporation In US:

Bentonville, Arkansas is home to Walmart, which remains the #1 corporation on the Fortune 500 list.



3 Fortune 500 Companies:

In addition to Walmart, NW Arkansas is home to Tyson and JB Hunt.



Significant Tech Investments:

Spurred by Walmart's continued growth, NW Arkansas has turned into a viable alternative to Silicon Valley for many start ups.



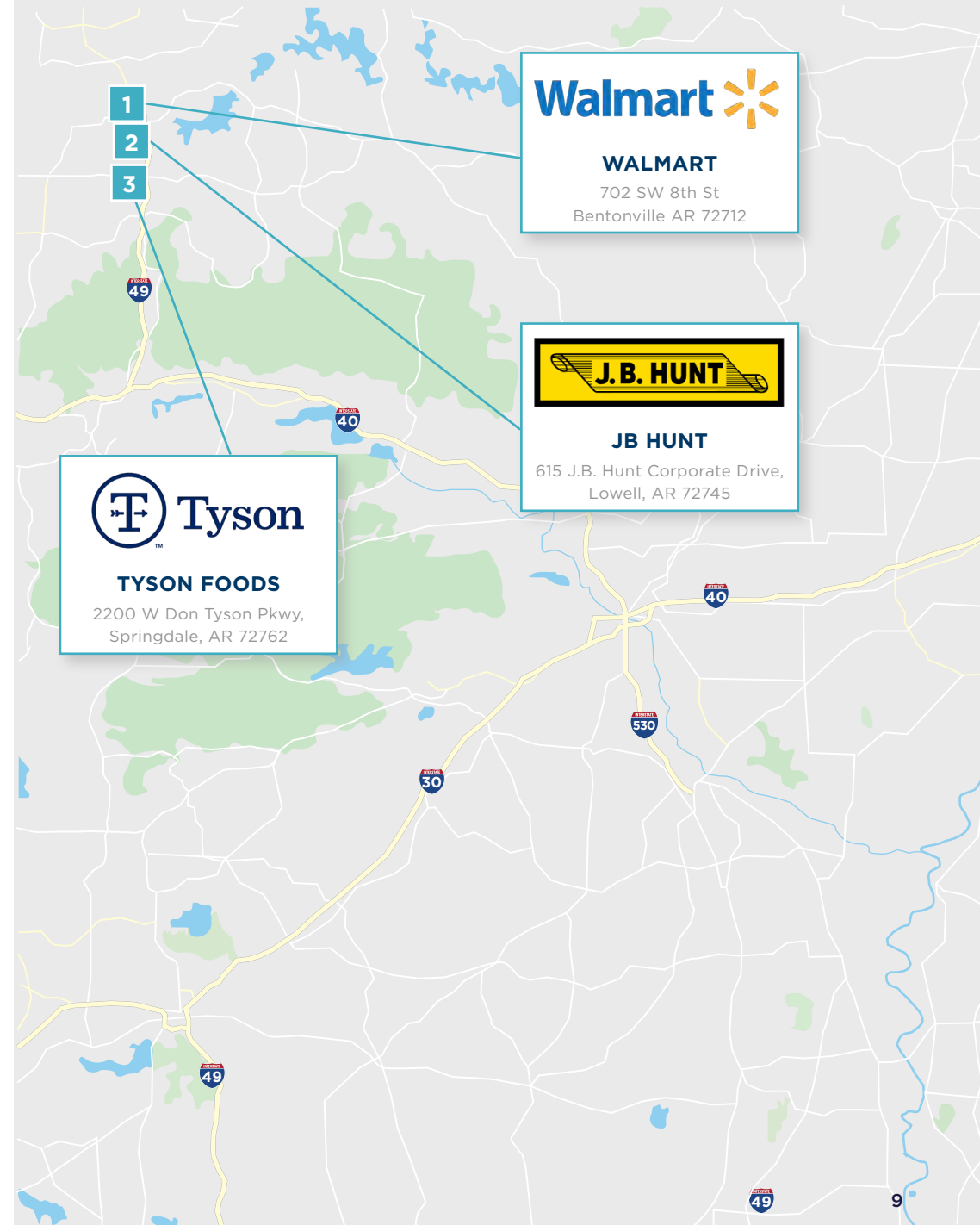
World Class Education:

Fayetteville is home to the University of Arkansas with 32,000+ combined jobs and students. The UofA received an R1 ranking from Carnegie Foundation.



Strategic Growth:

Walton Family Foundation announced 5-year strategy in 2021 to provide more than \$2 billion in philanthropic support championing community-driven change.



AMENITY RICH REGION

In addition to being the home of three Fortune 500 companies, NW Arkansas is filled with community amenities that make the region an exceptional place to call home.

1 CRYSTAL BRIDGES MUSEUM

12M Visitors from all over the world. Recently announced a new 100,000-square-foot expansion.

2 WALMART CORPORATE CAMPUS

350+ Acre New Corporate Development; Recently moved corporate employees to new HQ - over 15,000 people

3 PINNACLE HILLS

152 Acre, Class "A" Shopping Center

4 WALMART AMP

Newly Expanded 15,000-Seat Amphitheater

5 JB HUNT CORPORATE HQ

Investing in new office space, aiming to add over 1.8 million square feet and potentially thousands of new employees over the next few decades

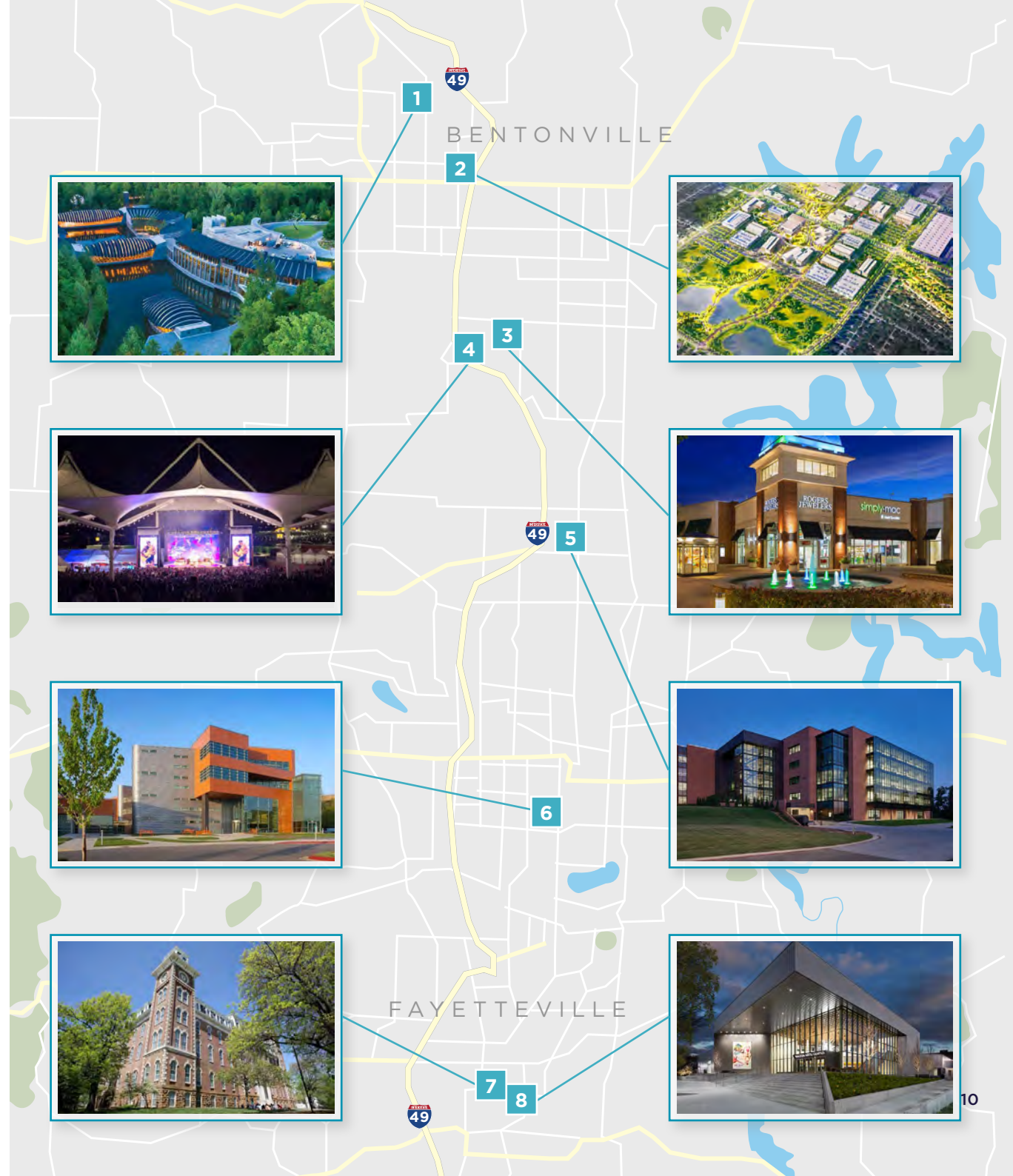
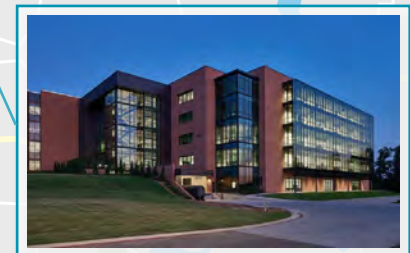
6 TYSON FOODS CORPORATE HQ

Recently consolidated corporate operations to Springdale HQ, bringing 1,000 jobs to NWA

7 UNIVERSITY OF ARKANSAS

32,000+ Combined Jobs & Students

8 WALTON ARTS CENTER



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