

1102 SHAVER STREET, UNIT B, SPRINGDALE

WAREHOUSE FOR LEASE

Shaver Street

Improved
Gravel Lot*

Improved
Concrete Pad*

PALMER HAYS, SIOR
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FOCUS
COMMERCIAL REAL ESTATE

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*Conceptual rendering. Existing conditions may vary.

EXECUTIVE SUMMARY

This ±5,083 SF warehouse for lease offers a functional industrial layout with ±550 SF of dedicated office space and ±0.25 acre of yard space to support outdoor storage, staging, or operational flexibility. The warehouse is equipped with two grade-level bay doors, accommodating a variety of distribution and light industrial users. The landlord plans to complete additional property enhancements, including new concrete at the entrance, fresh gravel throughout the rear and surrounding parking areas, and interior improvements designed to further enhance the space. Located just one mile from I-49, the property provides convenient regional access for logistics and transportation needs. Offered at \$11.00 PSF NNN, this property presents a well-located and versatile industrial opportunity.

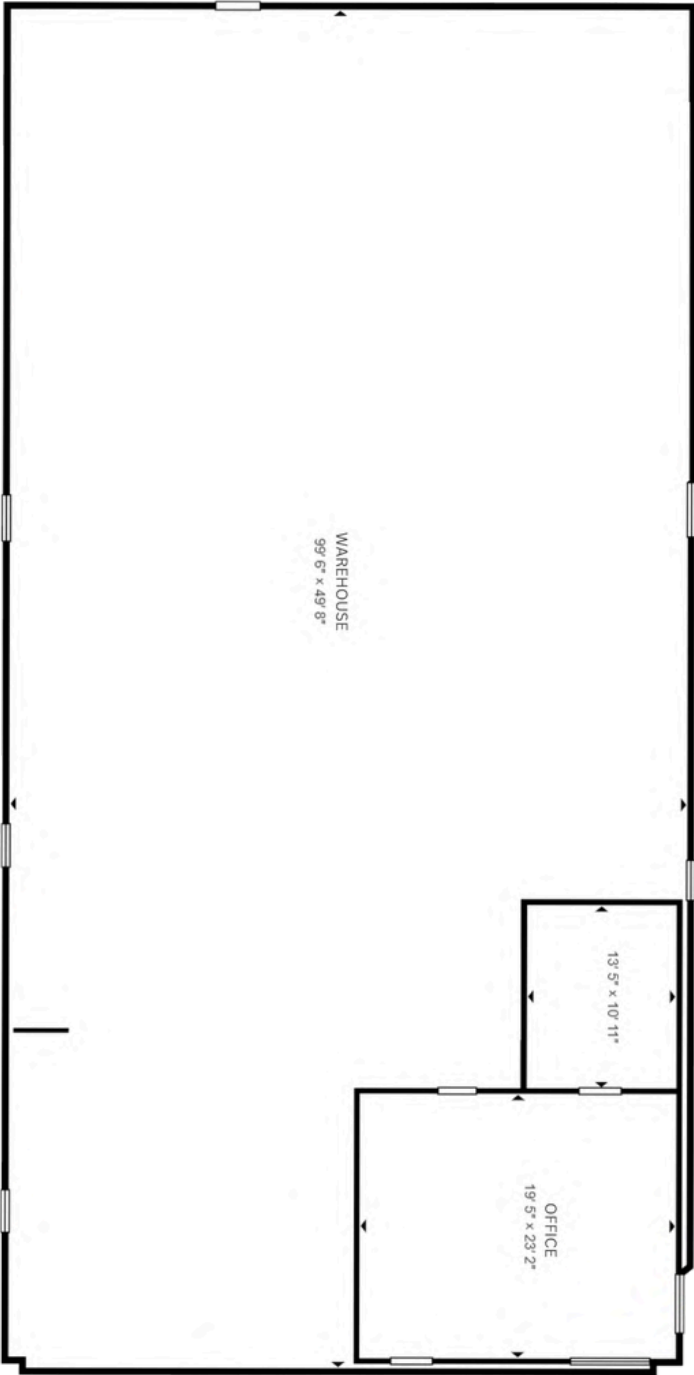
LEASE OVERVIEW

AVAILABLE:	5,083 SF
RENT:	\$11.00 PSF
BAY DOORS:	2
OFFICE SPACE	550 SF
YARDSPACE:	0.25 ACRES

360° VIRTUAL TOUR

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FLOOR PLAN



WAREHOUSE & OFFICE INTERIOR PHOTOS



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DOCK DOORS



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LOCATION



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AERIAL MAP



INTERSTATE-49

 1.0 MILE

 1 MIN

HWY 265

 3.3 MILES

 9 MIN

HWY 71-B

 1.7 MILES

 5 MIN

HWY 412

 0.1 MILES

 0 MIN

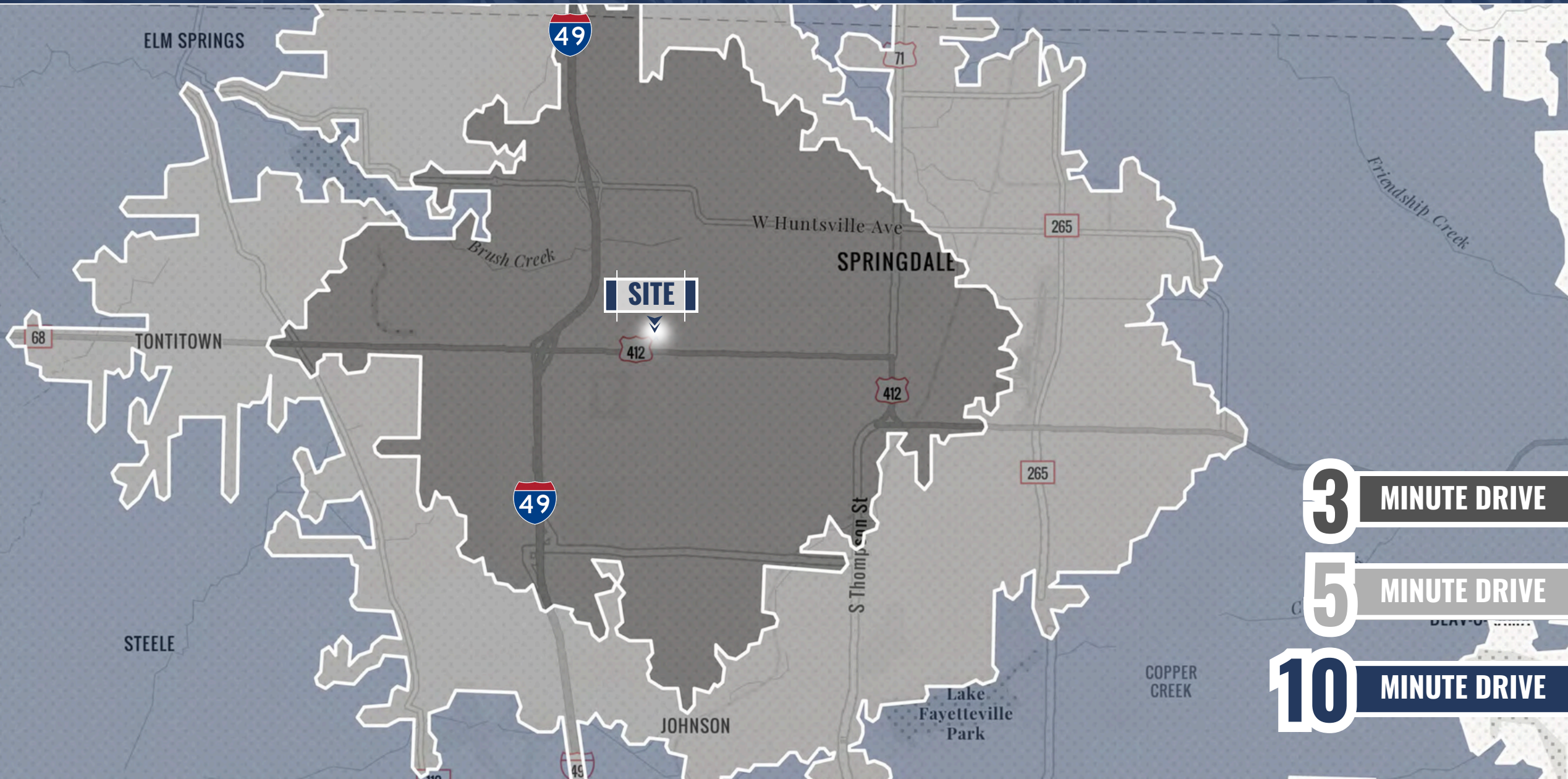
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DRIVE-TIME MAP



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 specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



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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.

