



FOR SUBLEASE

52,994 SF INDUSTRIAL SPACE AVAILABLE

Property Highlights

- 52,994 ± SF available for sublease
- Sublease Expiration: April 1, 2028
- Asking Rate: \$7.00/SF NNN
- Heavy power on site (3PH/480V/2000AMP)
- Property features 4 docks & 2 overhead doors
- Warehouse is fully heated & sprinkled
- 15'-23.5' clear heights within the main warehouse
- Ample yard space available
- Quality office build out with multiple private offices & open work area

For more information, please contact:

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*information deemed reliable but not guaranteed

EXTERIOR PHOTOS 1412 S 1ST ST | ROGERS, AR 72758



CUSHMAN &
WAKEFIELD



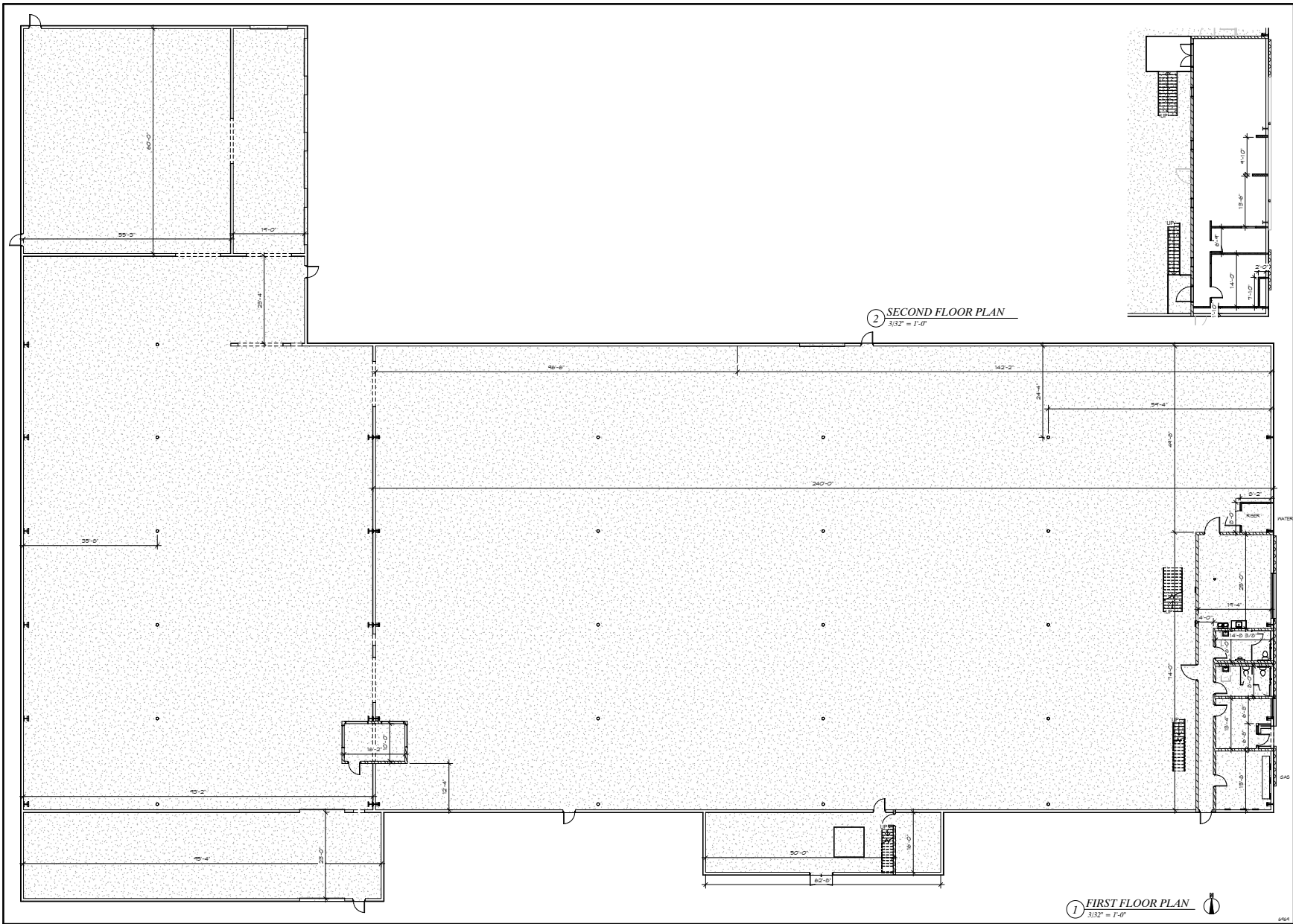
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PARTNERS





PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
880 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-313-6915

1412
1412 S 1ST ST
ROGERS, AR

DATE:	2-26-25
JOB NO.:	25079
REVISIONS:	

EXIST
EXISTING

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