

INDUSTRIAL FOR LEASE

17476 E. Hwy. 412, Springdale, AR 72764



PRICE PER UNIT:	-
AVAILABLE SF:	12,000 SF
LEASE RATE:	\$5.00 SF/Yr (NN)
LOT SIZE:	1.56 Acres
BUILDING SIZE:	12,000 SF
GRADE LEVEL DOORS	1
DOCK HIGH DOORS:	1
CEILING HEIGHT:	FT
YEAR BUILT:	1993
MARKET:	Northwest Arkansas
SUB MARKET:	Fayetteville/Springdale
CROSS STREETS:	

PROPERTY OVERVIEW

3 year minimum, Tenant maintains property and pays for property insurance. Landlord will pay for Taxes. Landlord responsible for roof. Tenant responsible for utilities and maintenance

PROPERTY FEATURES

- Free standing office warehouse on Hwy. 412 Frontage
- Dock well and Grade Level Doors
- 3 phase 440 V Electric
- Fenced outside storage - also good for Display
- 3 Miles East of Springdale

KW COMMERCIAL
1845 Main Drive
Fayetteville, AR 72704

JACCI PERRY, CCIM
Executive Broker
479.841.1900
jacci@cox.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

17476 E. Hwy. 412, Springdale, AR 72764



KW COMMERCIAL
1845 Main Drive
Fayetteville, AR 72704

JACCI PERRY, CCIM
Executive Broker
479.841.1900
jacci@cox.net

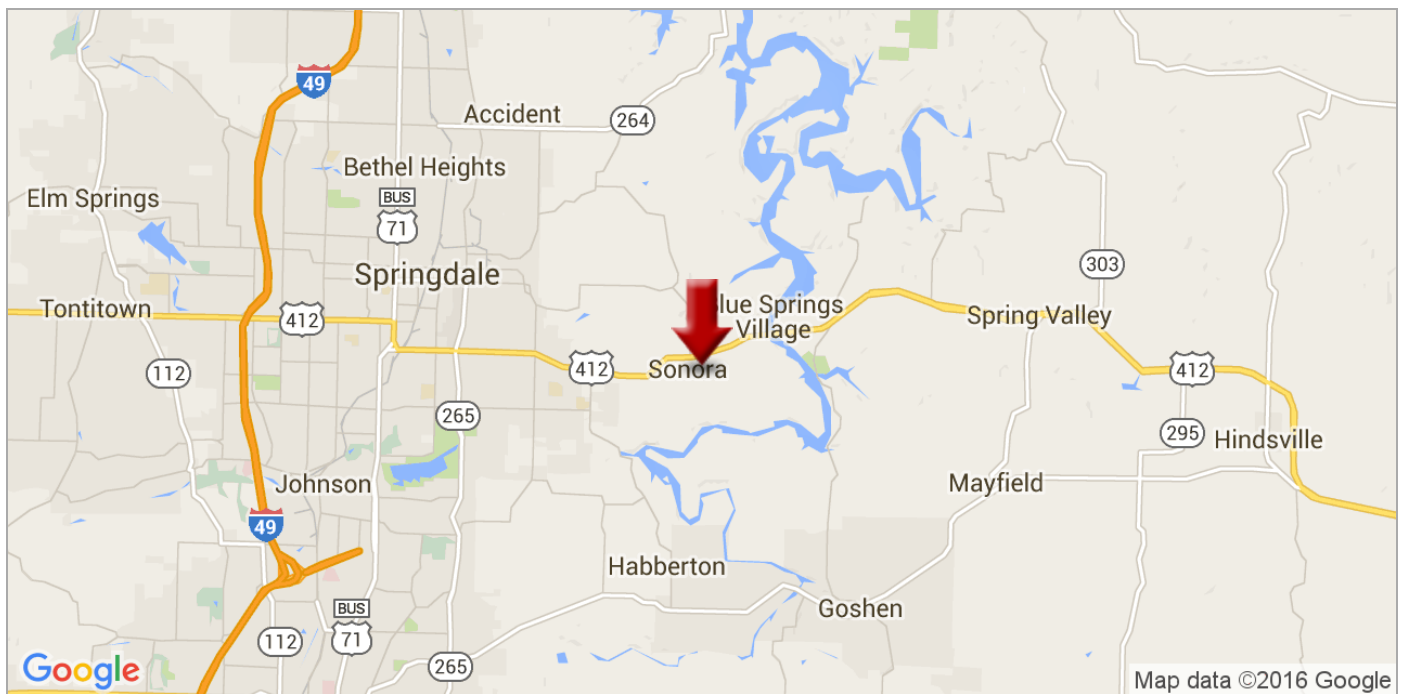
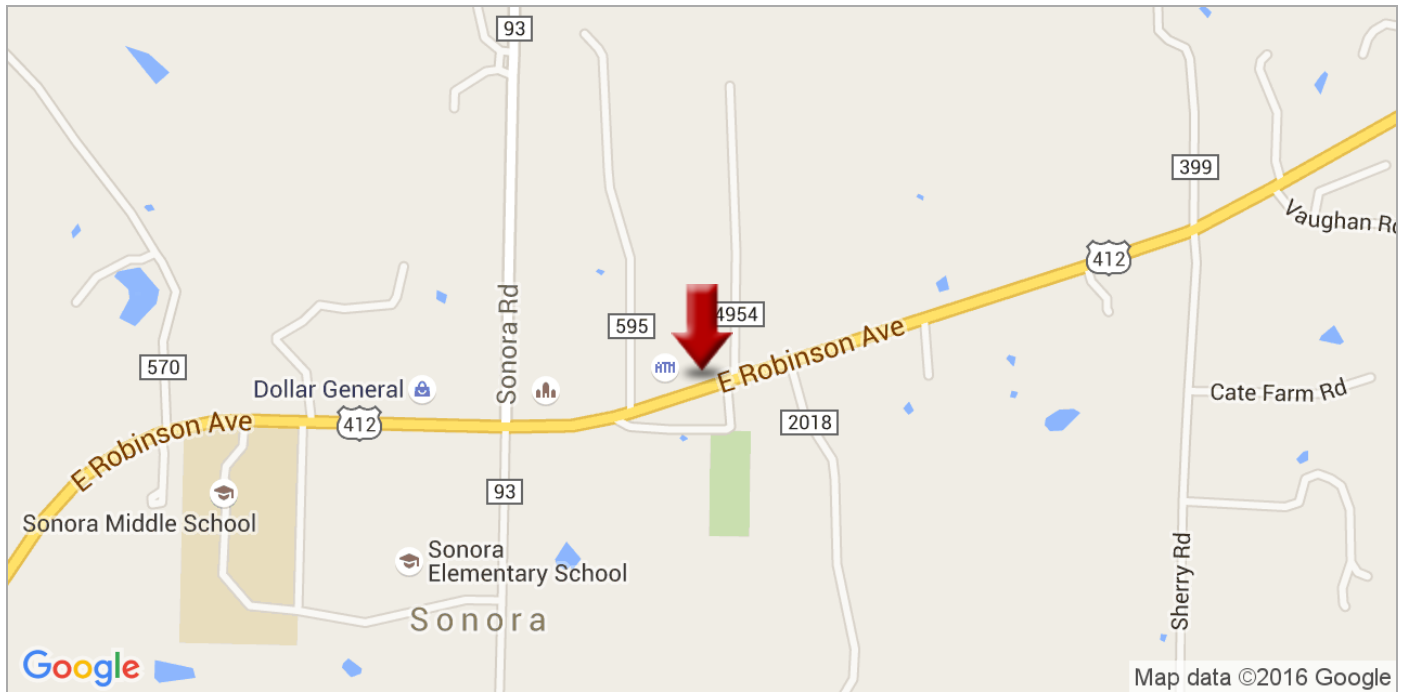
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE



17476 E. Hwy. 412, Springdale, AR 72764



KW COMMERCIAL

1845 Main Drive

Fayetteville, AR 72704

JACCI PERRY, CCIM

Executive Broker

479.841.1900

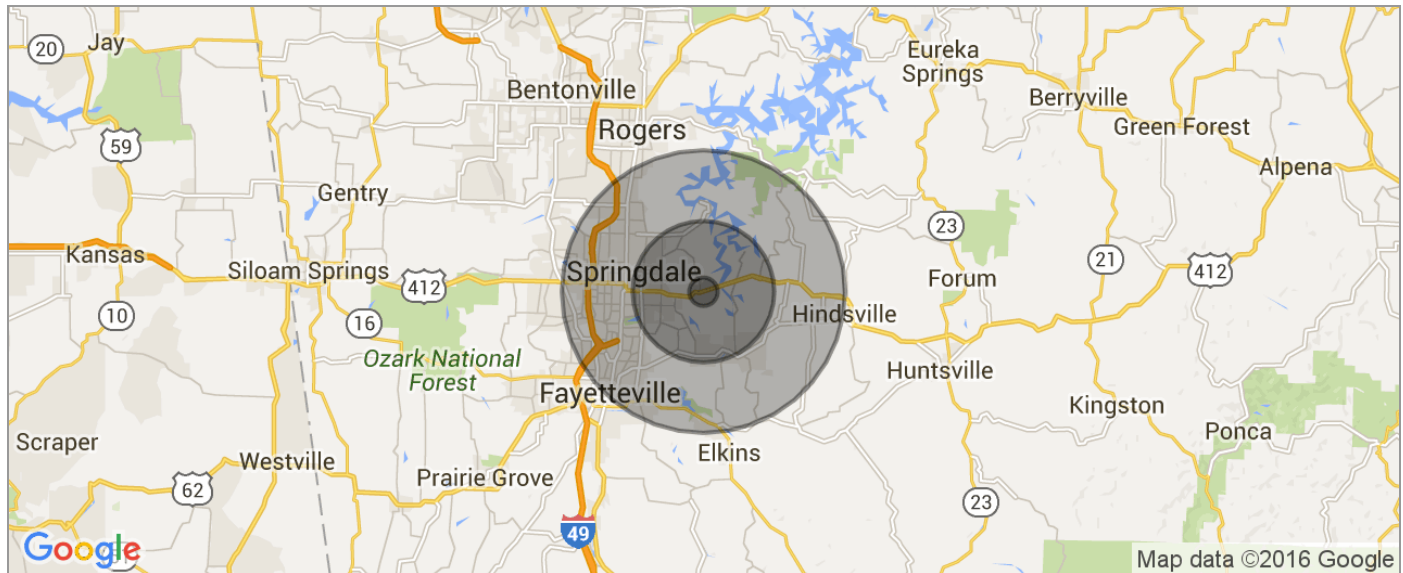
jacci@cox.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

17476 E. Hwy. 412, Springdale, AR 72764



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	439	23,687	147,638
MEDIAN AGE	37.1	30.2	32.3
MEDIAN AGE (MALE)	35.1	29.0	31.3
MEDIAN AGE (FEMALE)	39.6	31.6	33.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	158	7,855	54,225
# OF PERSONS PER HH	2.8	3.0	2.7
AVERAGE HH INCOME	\$88,810	\$65,829	\$61,977
AVERAGE HOUSE VALUE	\$293,377	\$256,475	\$222,869
RACE	1 MILE	5 MILES	10 MILES
% WHITE	92.5%	75.0%	76.8%
% BLACK	1.1%	1.6%	2.2%
% ASIAN	0.7%	1.4%	1.9%
% HAWAIIAN	2.1%	5.5%	2.6%
% INDIAN	0.0%	0.1%	0.7%
% OTHER	0.7%	14.3%	13.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	7.1%	29.8%	24.3%

* Demographic data derived from 2010 US Census

KW COMMERCIAL

1845 Main Drive

Fayetteville, AR 72704

JACCI PERRY, CCIM

Executive Broker

479.841.1900

jacci@cox.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com

INDUSTRIAL FOR LEASE

17476 E. Hwy. 412, Springdale, AR 72764



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Hwy. 412 Warehouse	Manufacturing	\$5.00 SF/YR	Modified Net	12,000 SF	VACANT

KW COMMERCIAL
1845 Main Drive
Fayetteville, AR 72704

JACCI PERRY, CCIM
Executive Broker
479.841.1900
jacci@cox.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com