

For Lease

WAREHOUSE SPACE

11236 AR 264 Hwy
Bentonville, AR



Moses Tucker
PARTNERS

479.271.6118 | mosestucker.com



Paul Esterer
Principal & Northwest Arkansas President
479.685.6612
pesterer@mosestucker.com

Jeff Snyder, CCIM
Brokerage Director
479.372.0001
jsnyder@mosestucker.com

Offering Summary

LEASE RATE:	\$2,500/Month
LEASE TYPE:	Modified Gross
BUILDING SIZE:	±3,600 SF
HEATED/COOLED:	±1,200 SF
LOT SIZE:	1.2 Acres
GRAVEL YARD:	1.0 Acre

Property Highlights

- The building has two roll up, drive in doors
- Clean warehouse/storage space



Property Pictures

11236 AR 264, Bentonville



Walmart

12



Northwest Arkansas
FLY XNA
Regional Airport

112

264

**Warehouse Space
For Lease**

Walmart
amp
Arkansas Music Pavilion

TopGolf

EMBASSY
SUITES
by HILTON

WALK-ON'S
SPORTS BISTRO

TACOS 4 LIFE

Pinnacle Hills Promenade

TARGET

BEST BUY

HOBBY LOBBY

Bass Pro Shops

Mercy

W Pleasant Grove Rd

Walmart

at home
The Home Décor Superst

HANK'S
FINE FURNITURE

DULUTH TRADING CO.

TEXAS ROADHOUSE

INTERSTATE
49

264

J.B. HUNT

612



Moses Tucker PARTNERS

Little Rock

HEADQUARTERS

200 River Market Ave
Suite 501
Little Rock, AR 72201
501.376.6555

Bentonville

BRANCH OFFICE

805 S Walton Blvd
Suite 690
Bentonville, AR 72712
479.271.6118

FOR MORE INFORMATION CONTACT:

Paul Esterer

Principal & Northwest Arkansas President
479.685.6612
pesterer@mosestucker.com

Jeff Snyder, CCIM

Brokerage Director
479.372.0001
pesterer@mosestucker.com

DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.