

FOR LEASE | N GREGG AVE | FAYETTEVILLE, AR

INDUSTRIAL/FLEX SPACE AVAILABLE



PROPERTY AERIAL



PROPERTY AERIAL



2429 N GREGG AVE | FAYETTEVILLE, AR



PROPERTY OVERVIEW

ADDRESS	2429 N Gregg Ave, Fayetteville, AR
SF AVAILABLE	16,471 - 60,612 ± SF <ul style="list-style-type: none">16,471 ± SF Office / 44,141 ± SF Warehouse
ASKING RATE	\$9.25/SF NNN <ul style="list-style-type: none">\$13.00/SF NNN (Office)\$8.00/SF NNN (Warehouse)
IOS	Up to 3 ± acres available
DOCKS	135' exterior dock bay located on the north wing of the building
DRIVE INS	3 (14'x14') / 2 (8'x10') / 1 (12'x12')
CLEAR HEIGHTS	14'6"-16'6"
POWER	3PH/120V/600amp
ZONING	I-2
NOTES	<ul style="list-style-type: none">Warehouse is fully heated. Office is heated and cooled.Easily accessible to Fulbright Expy/I-49.Rare industrially zoned asset with visibility along N Gregg Ave seeing 23,000 VPD

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AREA DEMOGRAPHICS



41 % POPULATION GROWTH IN NWA SINCE 2010



36 PEOPLE MOVING TO NWA PER DAY



29.6 MEDIAN AGE



\$97,445 AVG HOUSEHOLD INCOME

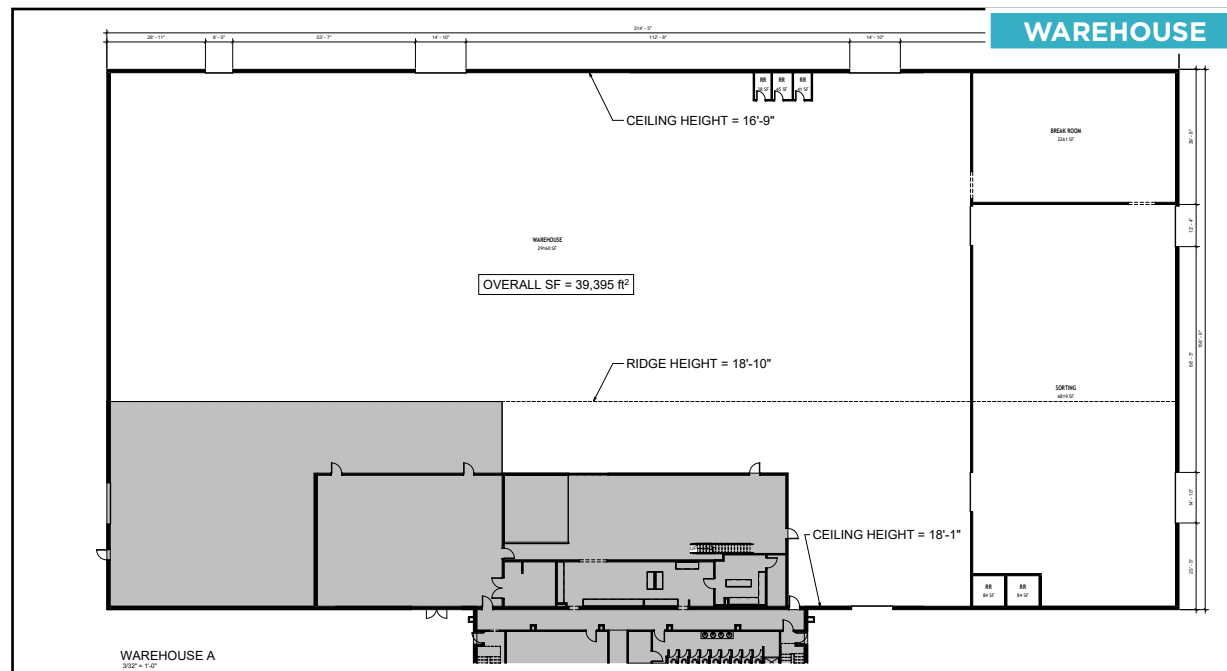
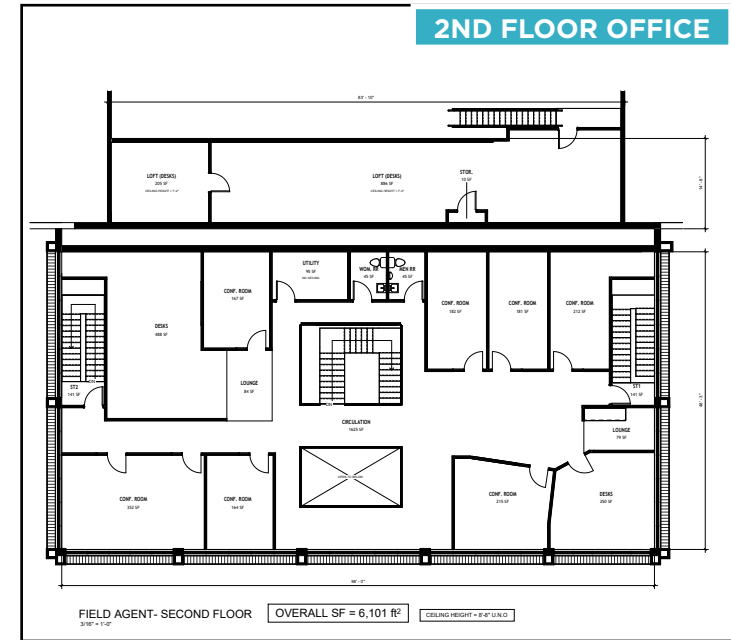
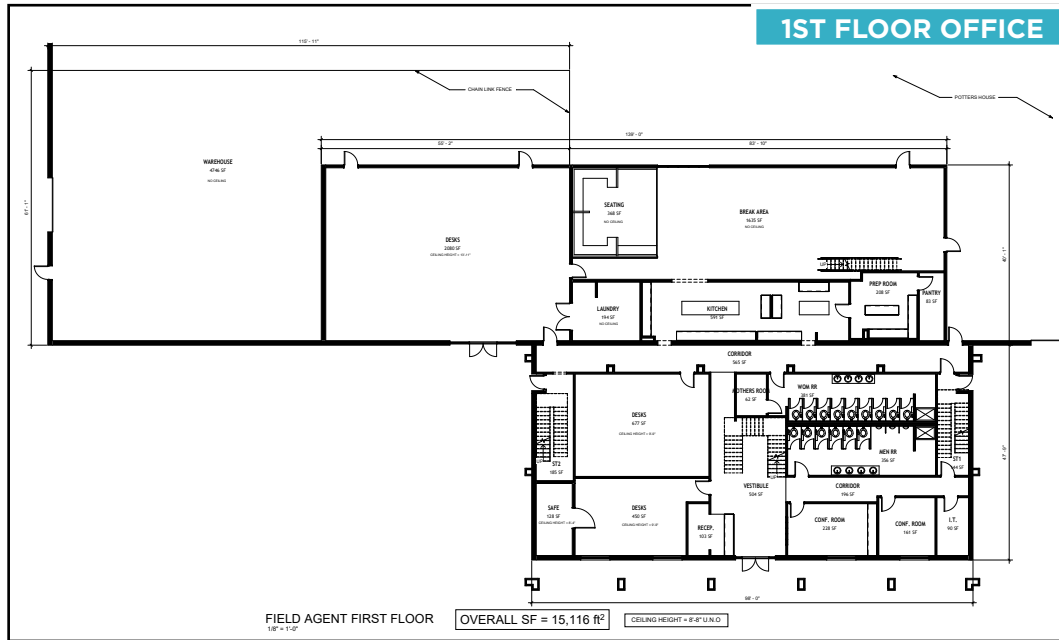
*Based on a 5 mile radius | Source: NWA Council, ESRI



INTERIOR PHOTOS



PROPERTY FLOOR PLAN



2441 N GREGG AVE | FAYETTEVILLE, AR



5,269 SF

PARKING

PROPERTY OVERVIEW

ADDRESS 2441 N Gregg Ave, Fayetteville, AR

SF AVAILABLE 5,269 ± SF

ASKING RATE \$14.00/SF NNN

DRIVE INS 4 (12'x14')

CLEAR HEIGHTS 14'-15'

ZONING I-2

NOTES

- Warehouse is fully heated
- Industrial/Flex building featuring 4 oversized roll up doors in close proximity to I-49.
- Lighted access entering the premises via Gregg/Township.

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INCOME**

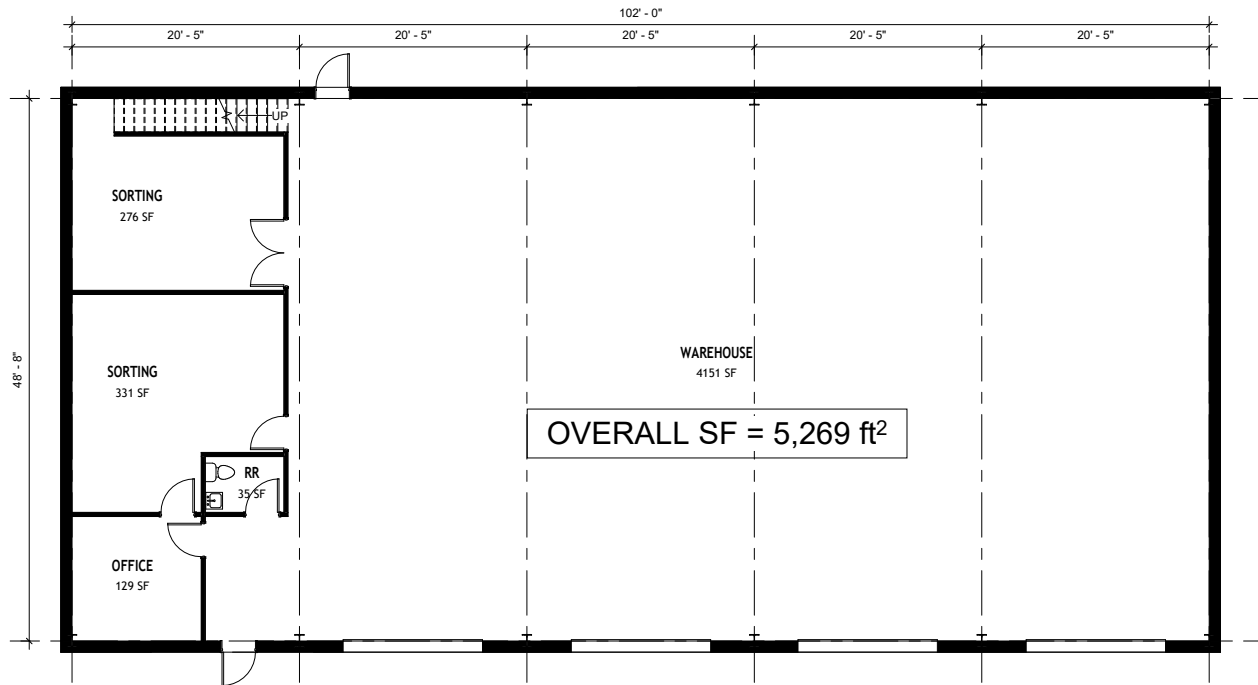
**Based on a 5 mile radius | Source: NWA Council, ESRI*



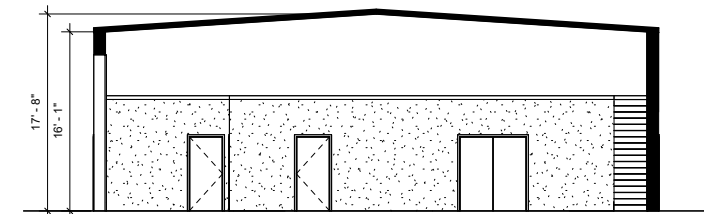
INTERIOR PHOTOS



PROPERTY FLOOR PLAN



WAREHOUSE B FLOOR PLAN
1/8" = 1'-0"



WAREHOUSE B SECTION
1/8" = 1'-0"

2437 N GREGG AVE | FAYETTEVILLE, AR



10,527 SF

PARKING/LAYDOWN

PROPERTY OVERVIEW

ADDRESS	2437 N Gregg Ave, Fayetteville, AR
SF AVAILABLE	10,527 ± SF
ASKING RATE	\$13.00/SF NNN
DRIVE INS	2 (14'x16')
EAVE HEIGHT	16'6"
ZONING	I-2
NOTES	<ul style="list-style-type: none">• Standalone industrial/flex building zoned for a variety of uses



AREA DEMOGRAPHICS



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29.6 MEDIAN AGE



**\$97,445 AVG HOUSEHOLD
INCOME**

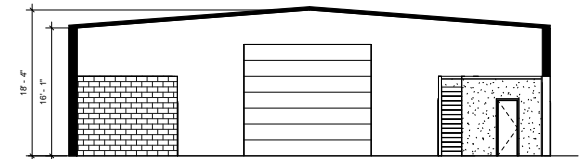
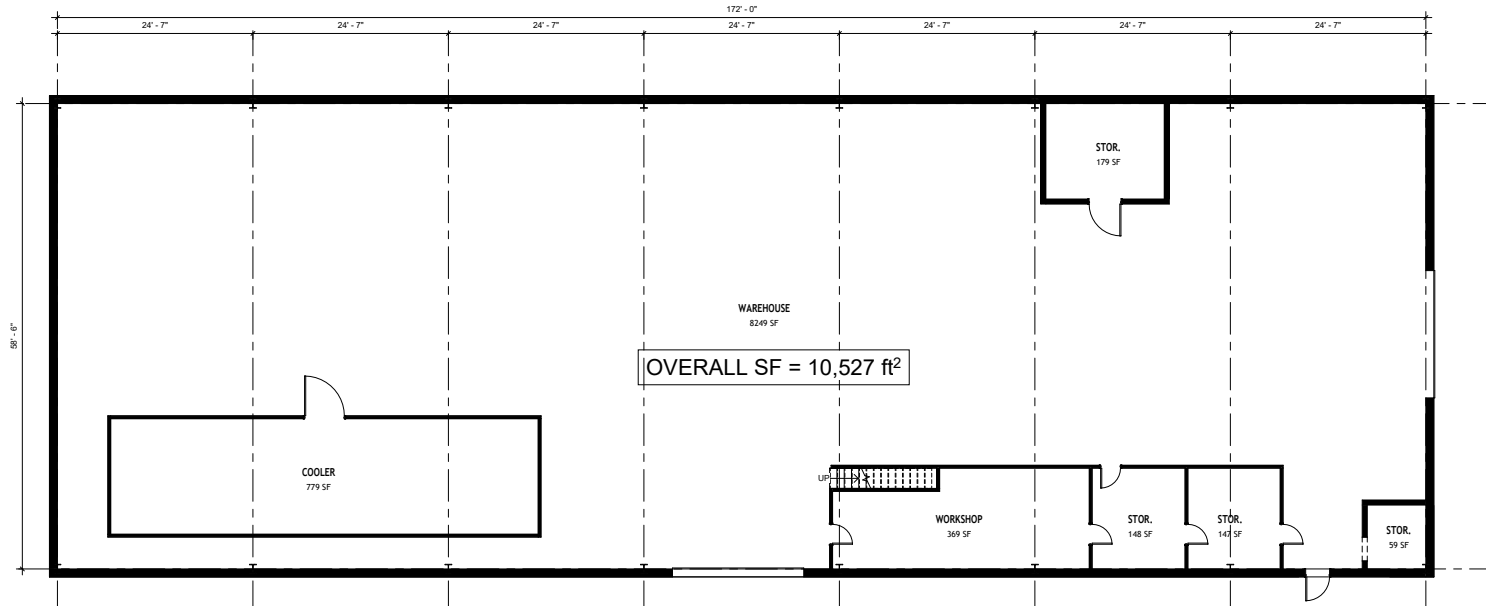
**Based on a 5 mile radius | Source: NWA Council, ESRI*



INTERIOR PHOTOS



PROPERTY FLOOR PLAN



WAREHOUSE C SECTION
1/8" = 1'-0"

WAREHOUSE C FLOOR PLAN
1/8" = 1'-0"

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Field Agent & Potter's House

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INDUSTRIAL/FLEX SPACE AVAILABLE



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