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WAREHOUSE SPACE FOR LEASE

Eagle Industrial | 2260 W Centerton Blvd, Centerton, AR



Fenced Laydown Yard
Available

Loading Dock and
Drive-In Capabilities

W Centerton Blvd
16,000 VPD

CONTACT US TODAY
479.271.6118 | mosestucker.com



Property Understanding

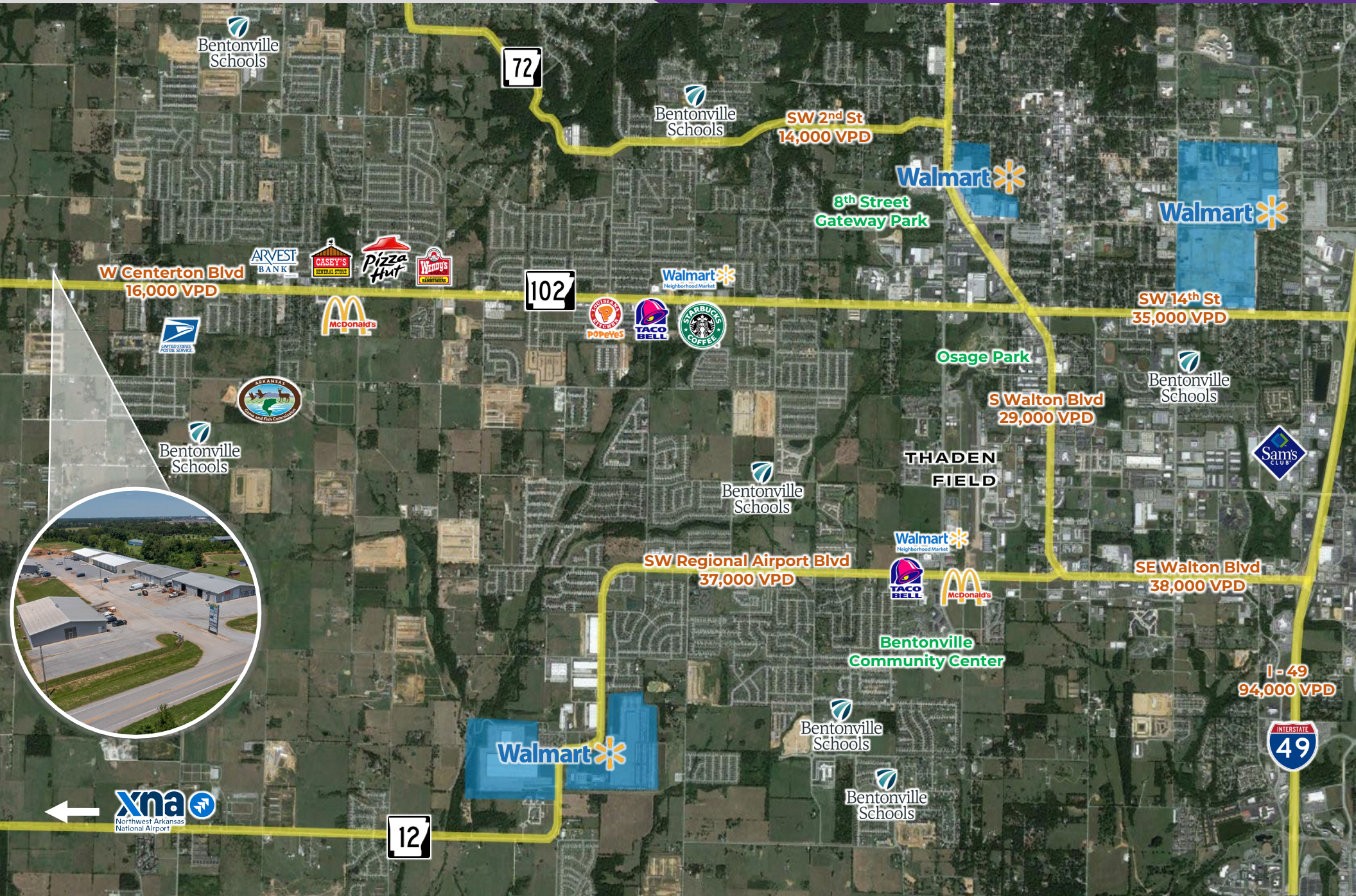
OVERVIEW

Offering	For Lease
Lease Rate & Type	\$11.95/SF NNN (Est. \$1.95/SF)
Address	2260 W Centerton Blvd
City/State	Centerton, AR 72719
Property Type	Warehouse/Industrial & Laydown Yard
Warehouse Space Available	±1,875 SF – ±11,250 SF
Fenced Laydown Yard Available	±5,000 SF – ±100,000 SF
Traffic Count	W Centerton Blvd/Hwy 102 – 16,000 VPD

PROPERTY HIGHLIGHTS

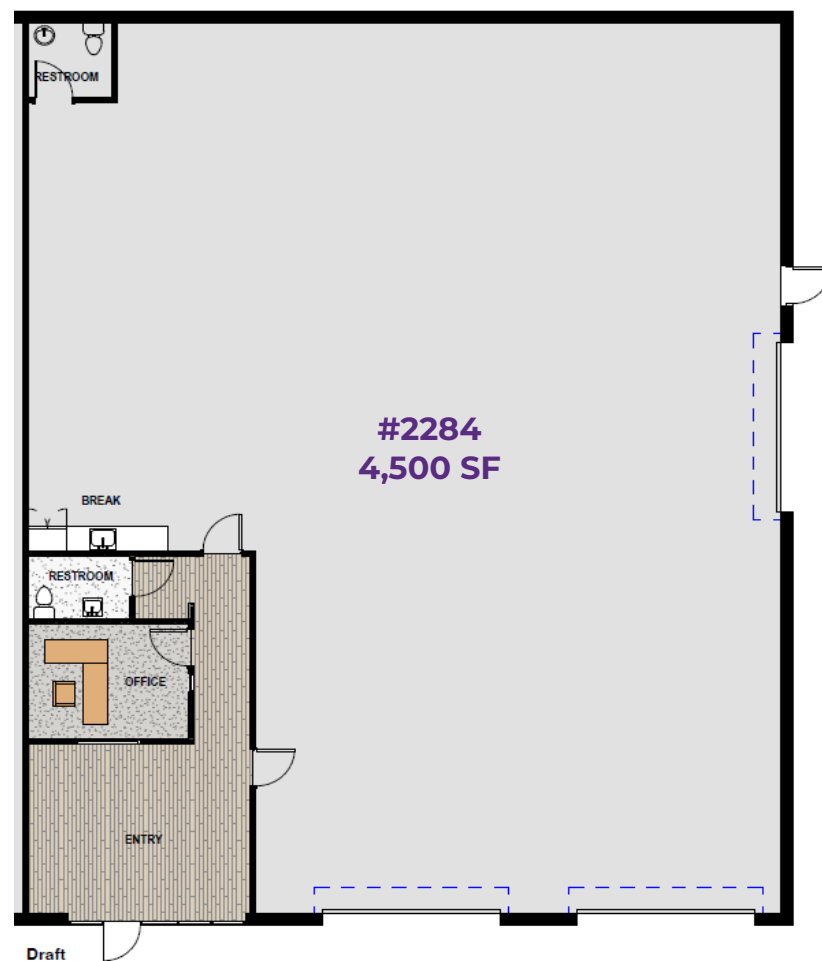
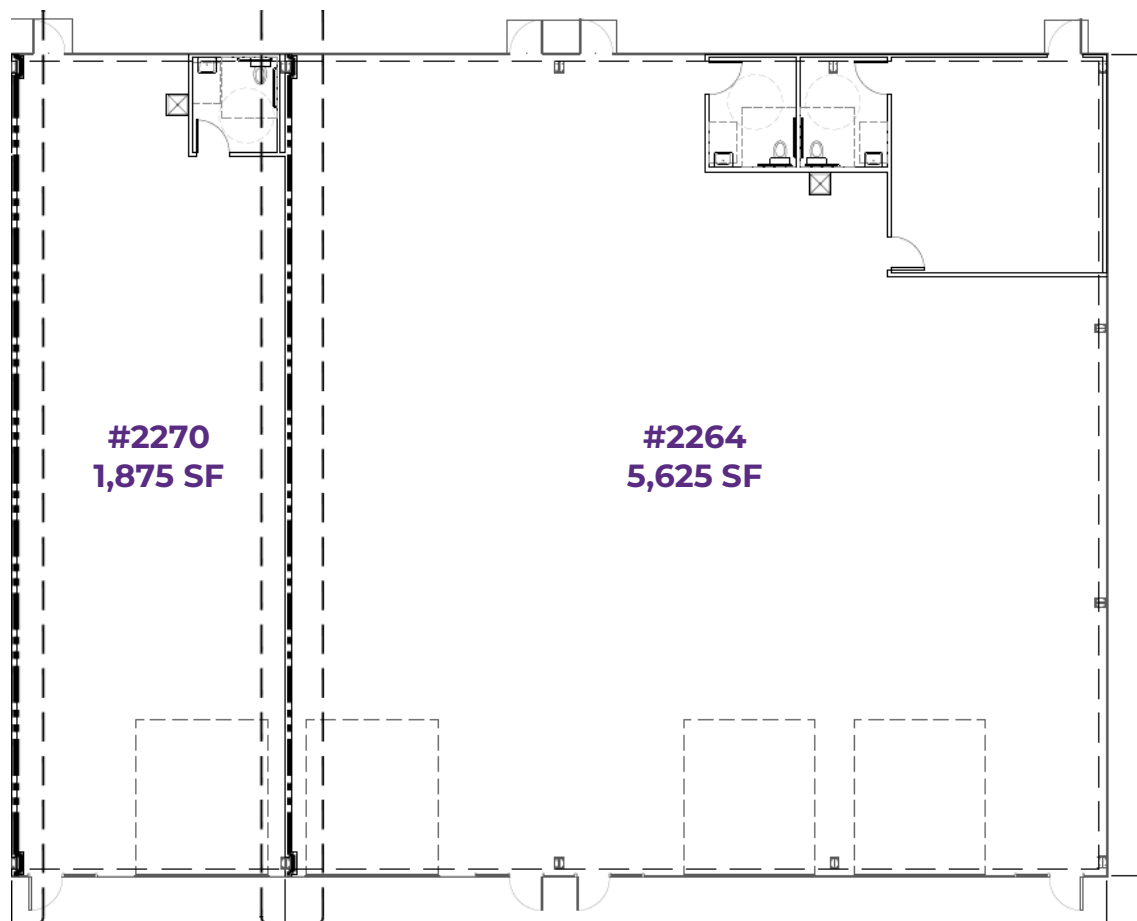
- Eagle Industrial Complex offers premier frontage and excellent visibility along Highway 102, with exposure to more than 16,000 vehicles per day
- Immediate availability within two newly constructed industrial buildings designed to meet modern operational requirements
- Building 2290 offers 800 amps of 3-phase power, delivering substantial electrical infrastructure for warehouse, production, and industrial users
- Prominent monument signage available, providing exceptional exposure and a strong presence along Highway 102
- Fenced laydown yard available to accommodate equipment, materials, fleet vehicles, and outdoor storage needs
- Drive-in and loading capabilities provide efficient access for a wide range of distribution and industrial operations



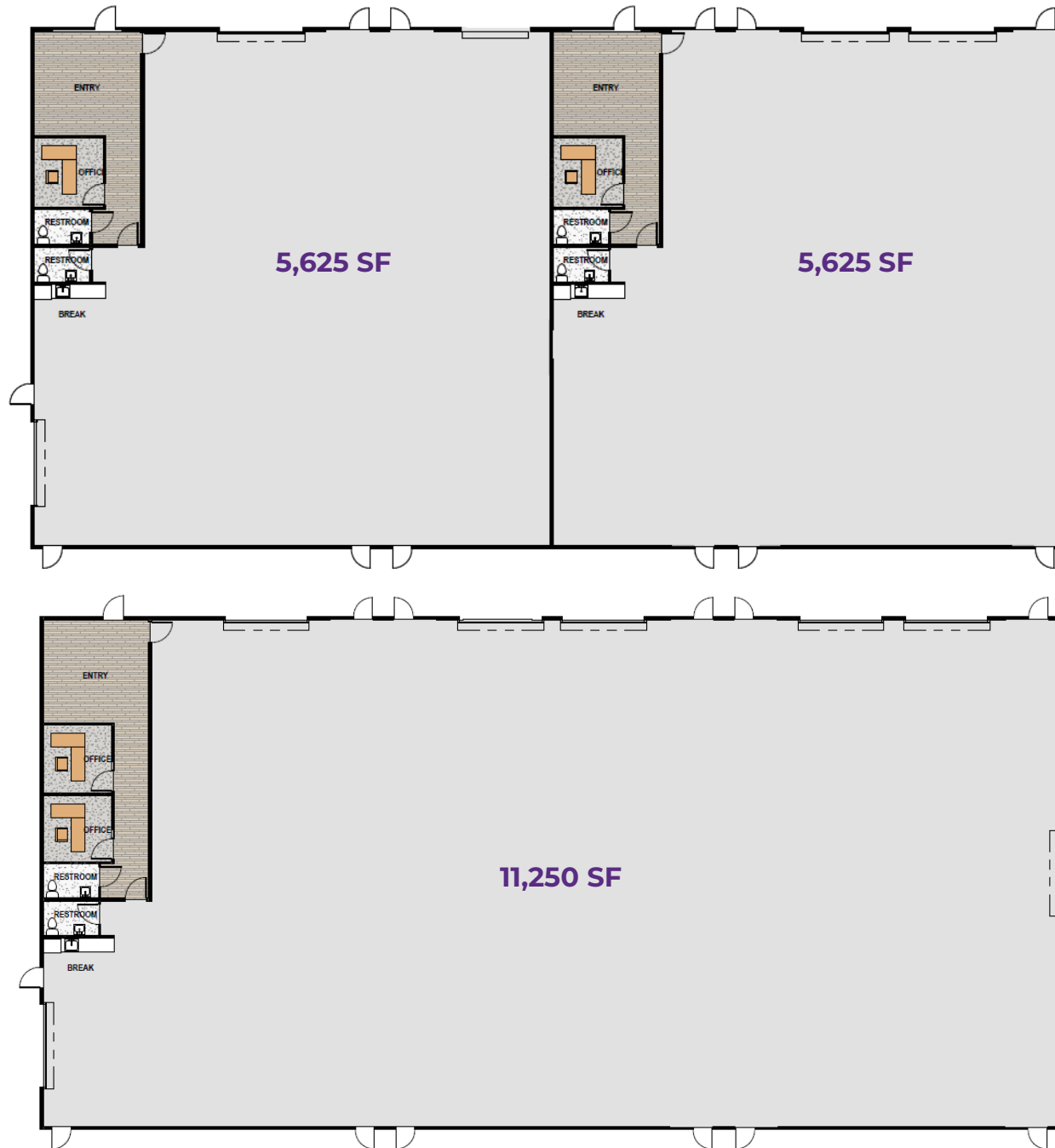




AVAILABLE SPACES	SIZE (SF)	RATE	NNN (Estimated)
Unit #2284 (Available October 2026)	4,500 SF	\$11.95/SF NNN	\$1.95/SF
Unit #2264	5,625 SF	\$11.95/SF NNN	\$1.95/SF
Unit #2270	1,875 SF	\$11.95/SF NNN	\$1.95/SF
Unit #2290	5,625 or 11,250 SF	\$11.95/SF NNN	\$1.95/SF



#2290 OPTIONS



Centerton, AR



Centerton is a city in Benton County, Arkansas. Located west of Bentonville on Highway 102, Centerton is part of the Northwest Arkansas region, which is one of the fastest-growing metro areas in the country. Once a predominantly agricultural area, Centerton has diversified its economy with the growth of nearby cities like Bentonville, home to Walmart's headquarters. Many residents commute to nearby cities for work, contributing to the local economy through retail, service industries, and healthcare.

Centerton has seen significant residential and commercial development in recent years, with new subdivisions, shopping centers, and amenities catering to its growing population. This growth has led to increased demand for housing and services. Interstate 49 runs nearby, providing convenient access to other parts of Northwest Arkansas and beyond. The Northwest Arkansas Regional Airport (XNA) is also relatively close, offering connections to major cities across the United States.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	21,142	55,613	177,839
Households	7,188	19,539	67,145
Average Age	33.0	33.1	37.4
Average Household Income	\$122,454	\$135,491	\$130,485
Businesses	175	751	4,691

**Demographic details based on property location*

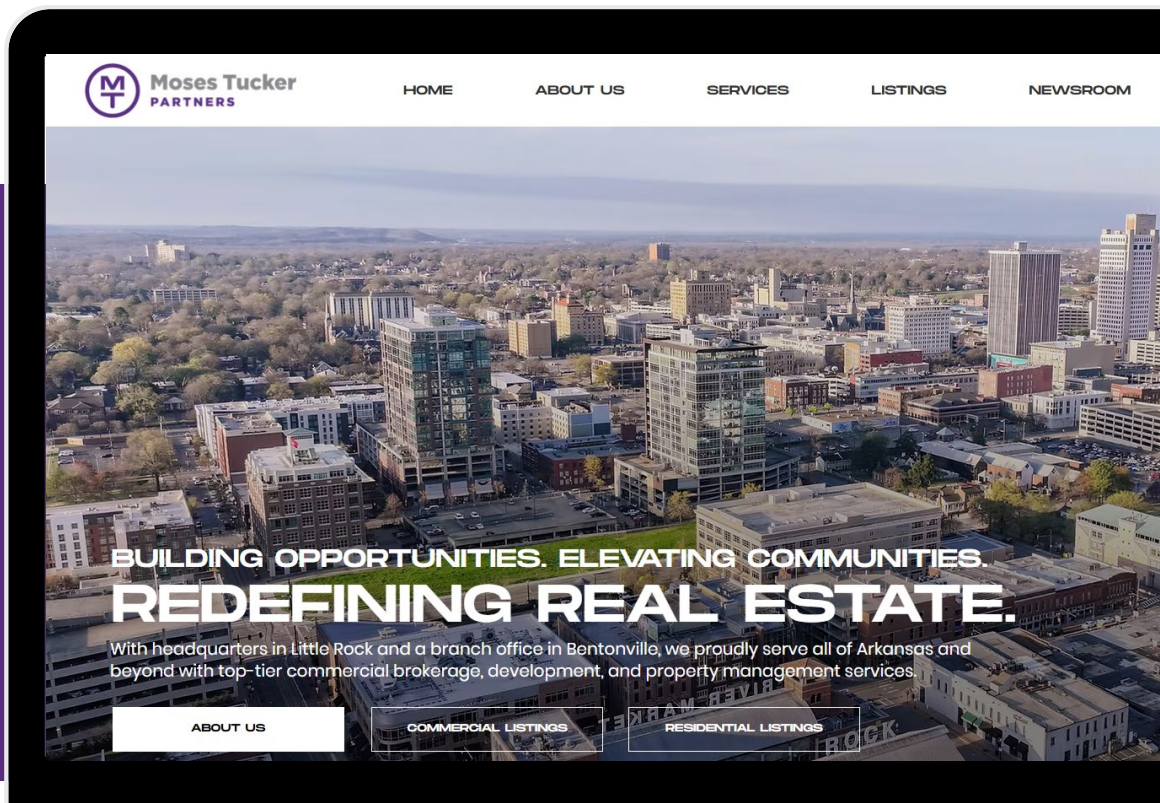
CONNECT

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