

LEASE

66 Rooster Rd

66 ROOSTER RD

Conway, AR 72032

PRESENTED BY:

NATHAN HUTCHINS

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AR #PB00063530



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,000 per month (MG)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,400 SF
BUILDING SIZE:	2,400 SF

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PROPERTY DESCRIPTION

Warehouse space available for lease! Shops are heated and cooled. Each unit features sealed concrete floors and impressive 16-foot ceiling clearances, offering ample room for vertical storage, equipment, and efficient daily operations. Loading and access are effortless with two large 12'x14' shop doors per unit, along with the added bonus of a spacious 15'x60' covered lean-to for outdoor storage, covered staging, or protected extra workspace.

Designed to accommodate heavy equipment and versatile business needs, each space comes outfitted with 220V outlets suitable for dual RV hookups, welding equipment, or specialized machinery. A comprehensive security system complete with video cameras is already installed for full tenant access and peace of mind. For added convenience, an on-site forklift is also available for tenant use for an additional fee.

PROPERTY HIGHLIGHTS

- Well insulated
- 16' ceilings
- Heated and cooled
- Sealed concrete floors
- 2 shop doors (14'x14')
- Security system with cameras in place
- Use of one side covered lean-to
- 220V outlets
- Forklift available for additional cost

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,400 SF	LEASE RATE:	\$2,000 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	Available	2,400 SF	Modified Gross	\$2,000 per month	-
Unit B	Available	2,400 SF	Modified Gross	\$2,000 per month	Suite B has propane gas heat backup

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SUITE A



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SUITE B

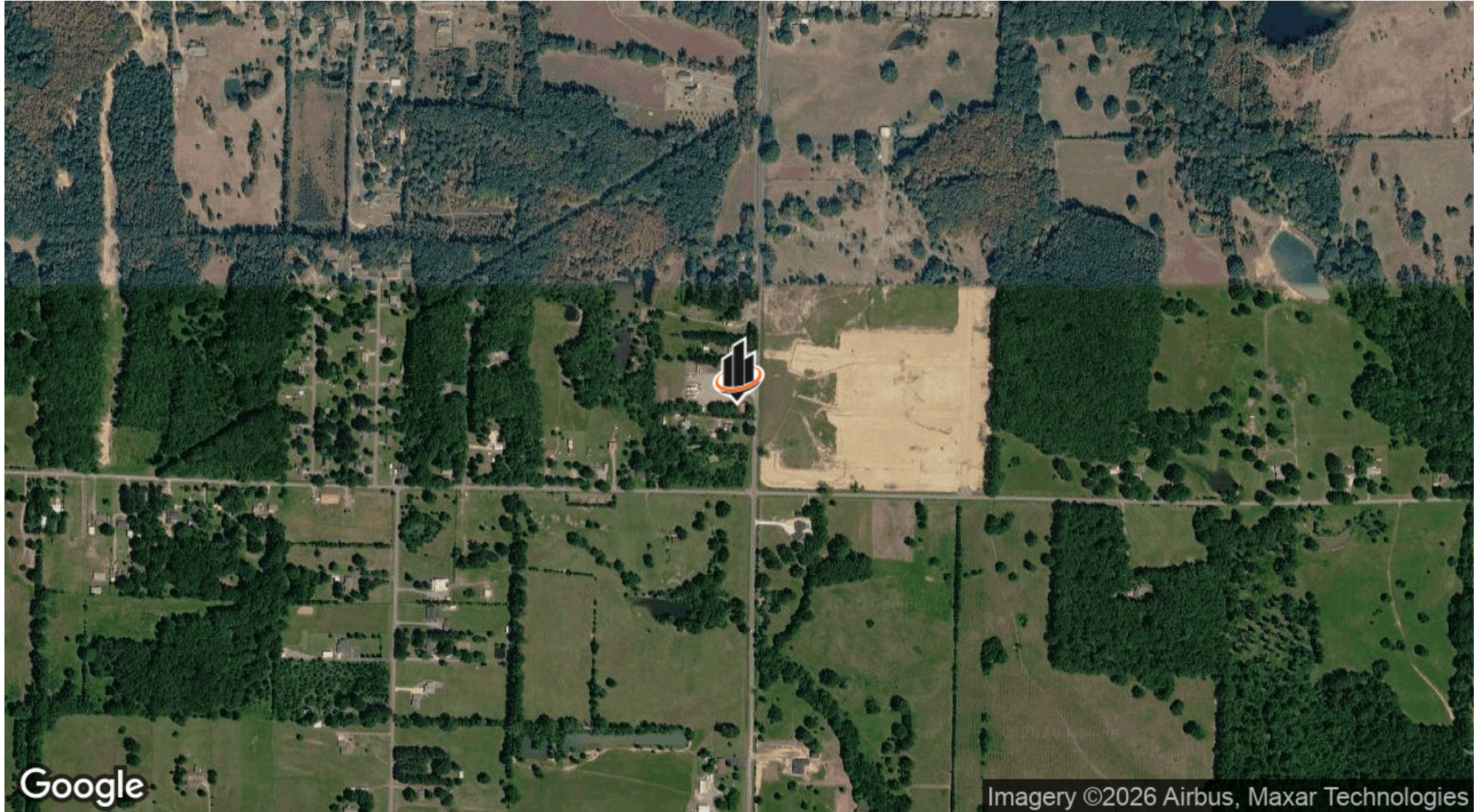


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LOCATION MAP



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