

153 W COUNTY LINE RD, SPRINGDALE

WAREHOUSE AND YARDSPACE FOR LEASE

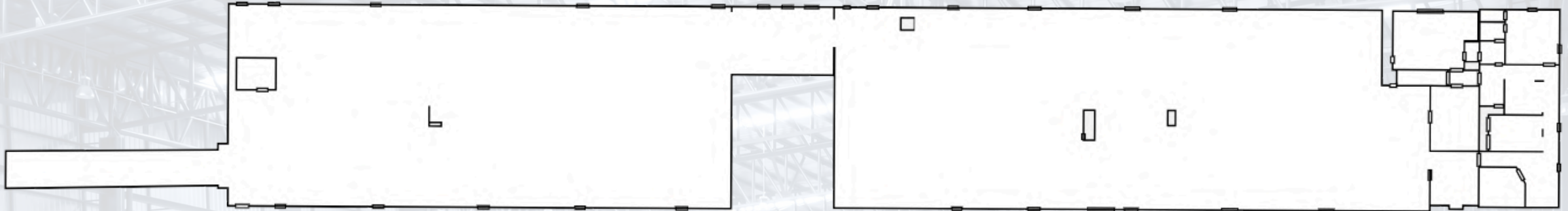
← ±0.60 ACRES OF YARDSPACE →

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

FLOOR PLAN



EXECUTIVE SUMMARY

This ±15,250 SF warehouse for lease offers a functional industrial layout with ±1,500 SF of dedicated office space and 0.60 acres of yardspace to support outdoor storage, staging, or operational flexibility. The warehouse is equipped with six dock-high doors and one grade-level bay door, accommodating a variety of distribution and light industrial users. Located just a 4.2-mile drive from I-49, the property provides convenient regional access for logistics and transportation needs. Offered at \$10.50 PSF NNN, this property presents a well-located and versatile industrial opportunity.

[360° VIRTUAL TOUR](#)

153 W COUNTY LINE RD, SPRINGDALE

LEASE OVERVIEW

AVAILABLE:	15,250 SF
RENT:	\$10.50 PSF - NNN
DOCK DOORS:	6
BAY DOORS:	1
OFFICE SPACE	1,500 SF
YARDSPACE:	0.60 ACRES

YARD SPACE



← ±0.60 ACRES OF YARDSPACE →

153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

WAREHOUSE INTERIOR PHOTOS



153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

OFFICE INTERIOR PHOTOS



153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

DOCK DOORS



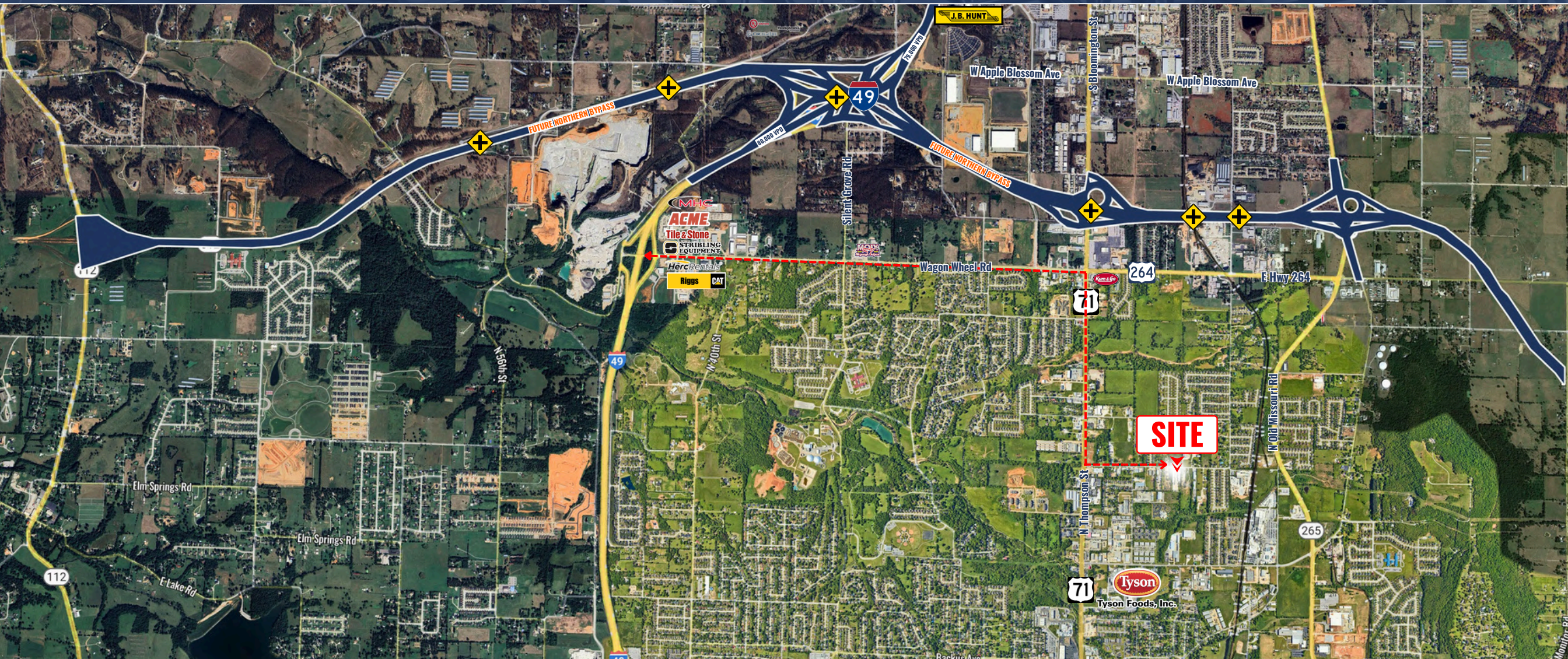
153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

AERIAL VIEW



INTERSTATE-49

4.2 MILES 11 MIN

71-B

0.2 MILES 0 MIN

J.B. HUNT

3.8 MILES 8 MIN

TYSON FOOD INC.

3.6 MILES 8 MIN

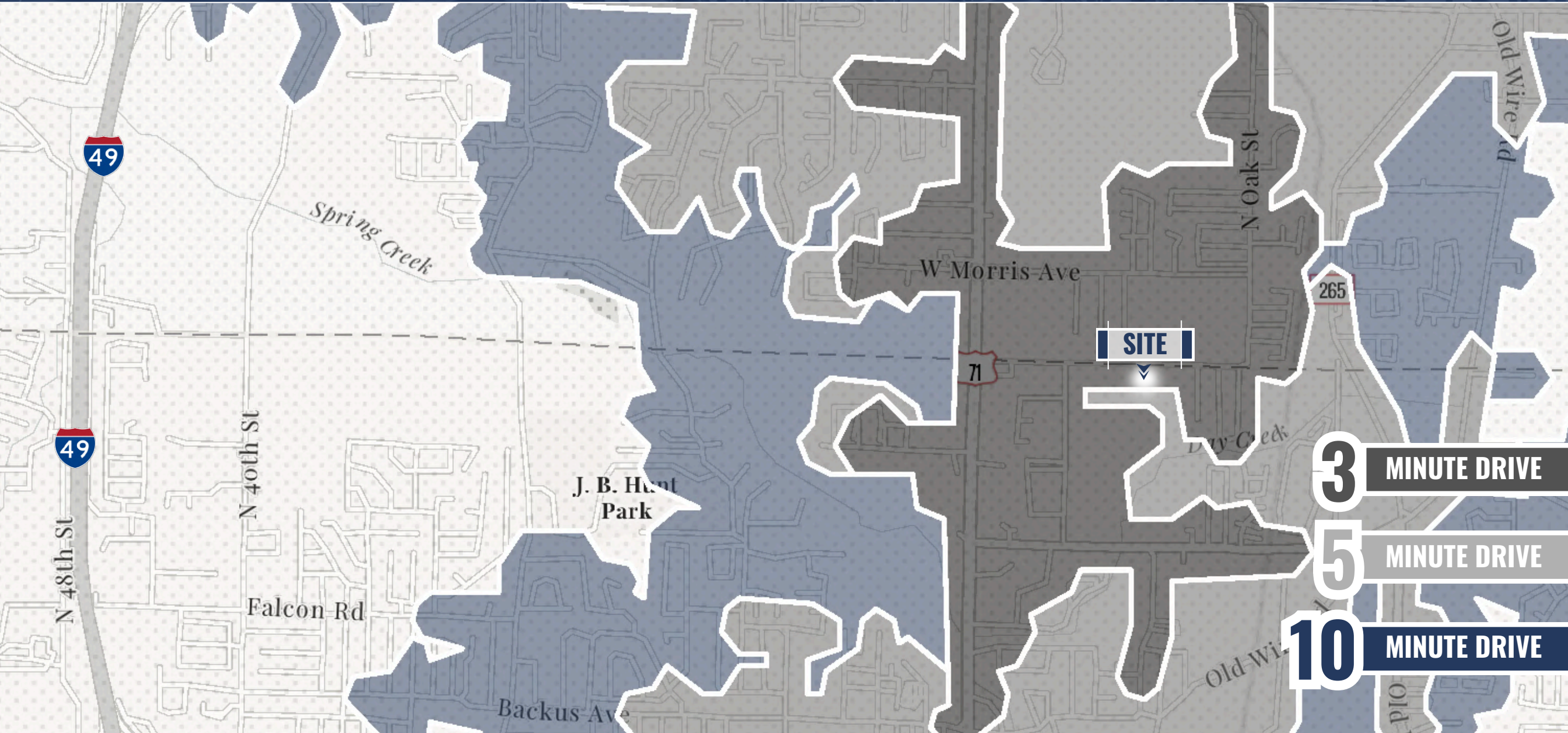
153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
 PRINCIPAL | INDUSTRIAL SPECIALIST
 479.466.8499
 PALMER@FOCUSCREGROUP.COM

WILL JARRATT
 INDUSTRIAL SPECIALIST
 479.396.2712
 WILL@FOCUSCREGROUP.COM

FOCUS
 COMMERCIAL REAL ESTATE

DRIVE-TIME MAP



153 W COUNTY LINE RD, SPRINGDALE

PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2714
WILL@FOCUSCREGROUP.COM

FOCUS
COMMERCIAL REAL ESTATE

CONTACT US



PALMER HAYS, SIOR
PRINCIPAL | INDUSTRIAL SPECIALIST
479.466.8499
PALMER@FOCUSCREGROUP.COM

Palmer Hays is a Northwest Arkansas native specializing in industrial tenant and landlord representation, industrial sale-leasebacks, and commercial land transactions. With a deep understanding of the regional market, he has completed over 150 industrial transactions totaling more than 1,500,000 square feet. Palmer believes exceptional service is rooted in maintaining a constant pulse on property values, market trends, and capital movement. His market expertise and commitment to staying informed enable him to provide strategic, results-driven guidance that helps clients achieve their real estate objectives.



WILL JARRATT
INDUSTRIAL SPECIALIST
479.396.2712
WILL@FOCUSCREGROUP.COM

Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond. With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.

