

Lease Rate:

$12,000

PER MONTH NNN

Asking Price:

$1,690,000

CONTACT US

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FOR SALE AND LEASE

517 W Morris Ave

Springdale, Arkansas

Flex/Industrial Building with Outdoor Storage Potential

Features

- 9,600 SF flex/industrial building on +/-2.27 acres of land
- +/-1.6 acres of yard with potential for outdoor storage
- +/-1,800 SF office and +/-7,800 SF warehouse
- 2 drive-in overhead doors and 2 dock-high overhead doors
- Paved front parking with ADA-accessible spaces
- Zoned C-2 (Commercial)
- 1-minute drive to Highway 71B, approximately a 5-minute drive to I-49

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Property Photos













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Demographics	1 Mile	3 Miles	5 Miles
2026 Population	8,168	53,316	111,087
2031 Population	8,760	57,288	119,465
2026 Average HH Income	$100,292	$93,809	$107,036
2031 Average HH Income	$115,648	$107,351	$121,828
2026 Households	2,474	16,720	37,032

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