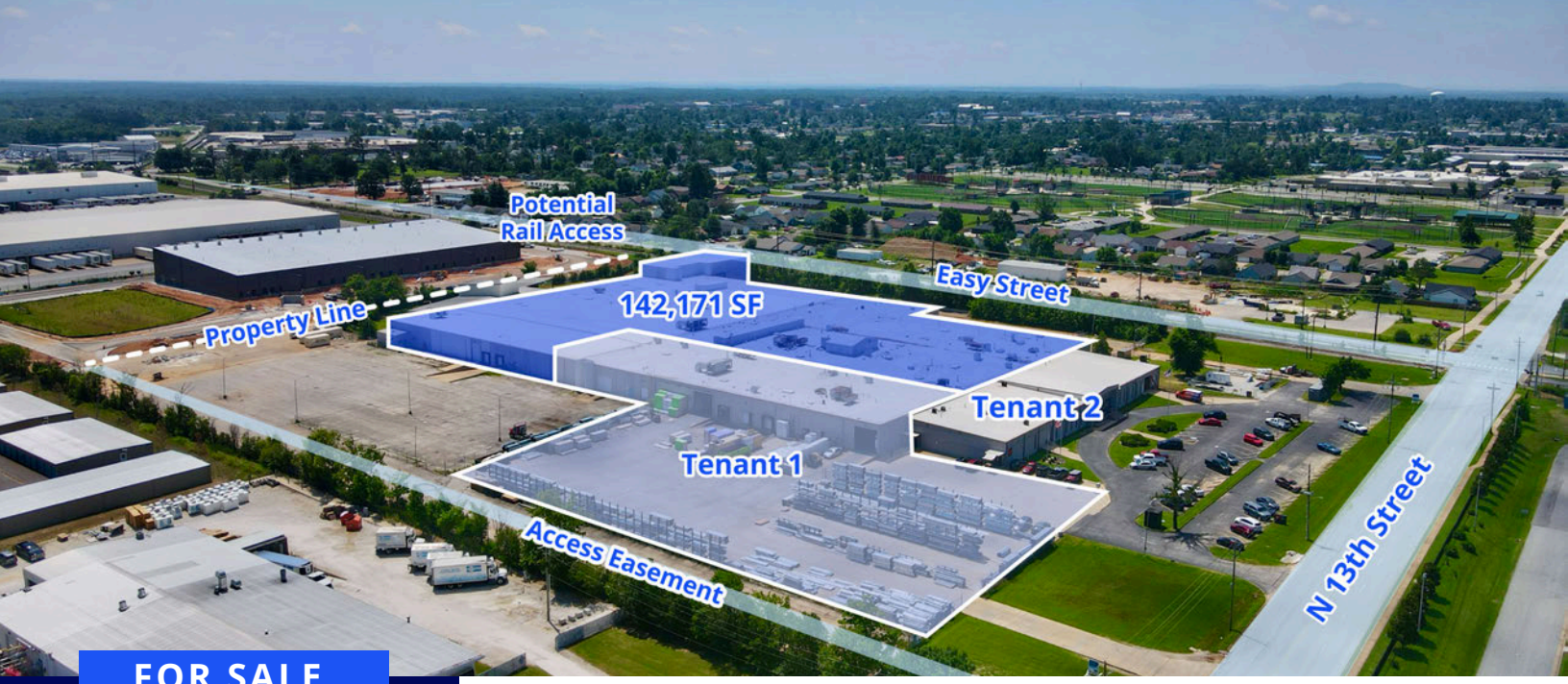

FOR SALE

Sale Price:

$10,950,000

($50.77/SF)

1315 N 13th Street

Rogers, Arkansas

Recent Capital Improvements

Full TPO roof replacement 2025	HVAC replacements 2025	3,000-amp electrical switchgear upgrade 2025	New fire panel 2026

Property Amenities

- 215,679 SF on 15.99 acres in a certified opportunity zone
- 71,507 SF leased, with vacant space available for value-add
- Vacant space can be subdivided into 72,740 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- 22 dock doors, 7 ramps, and 5 at-grade doors (see page 2)
- Quick access to Highway 62 and 3 miles to Interstate 49
- Fully sprinklered
- Clear height of 16'4"
- Potential rail access with bay and rail car dock
- Potential +/- 3.3-acre yard with +/- 10,000-SF covered storage area
- Great end-user opportunity to own a building with in-place income from
- current tenants
- Financials and lease details available with an executed confidentiality agreement
- Partial roof warranty approximately +/- 117,500 SF

Colliers | Arkansas is offering industrial warehouse space for sale with quick access to Highway 62 near the N 13th Street and W Easy Street intersection in Rogers, Arkansas. Covered outdoor storage is included with potential rail access. Located on N 13th Street within 3.0 miles of I-49.

Contact us:

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Colliers
Accelerating success.

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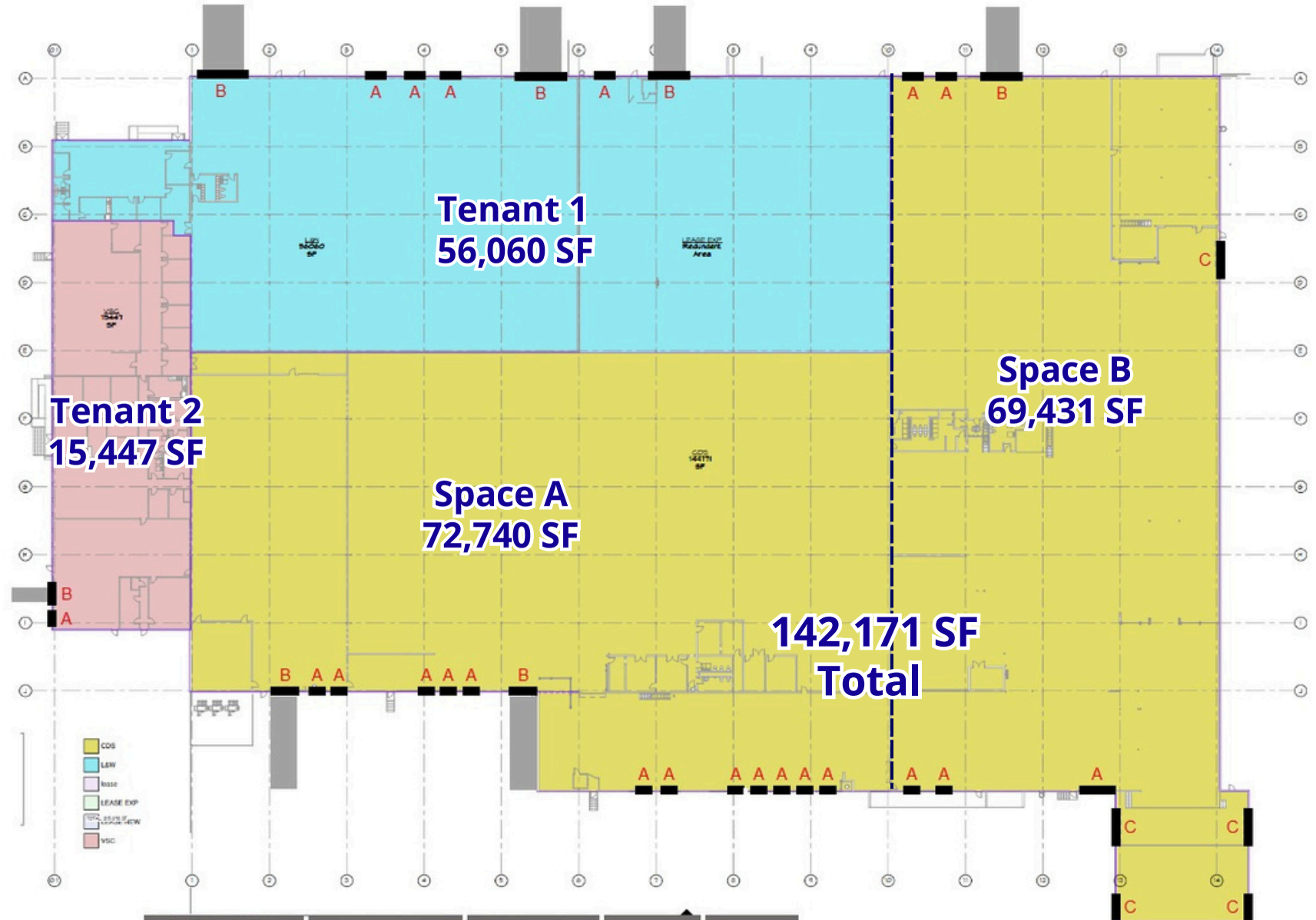
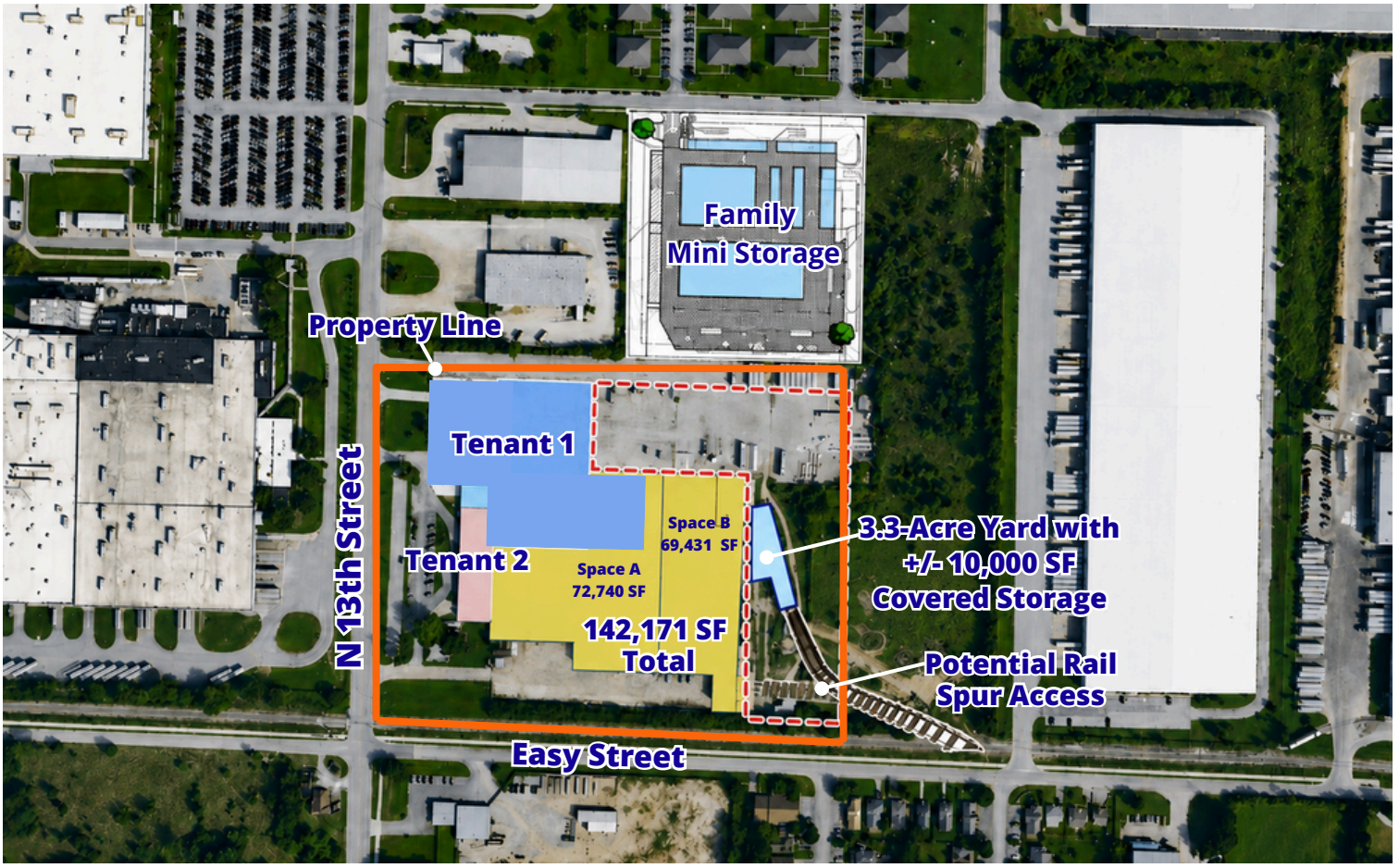
Floor Plan



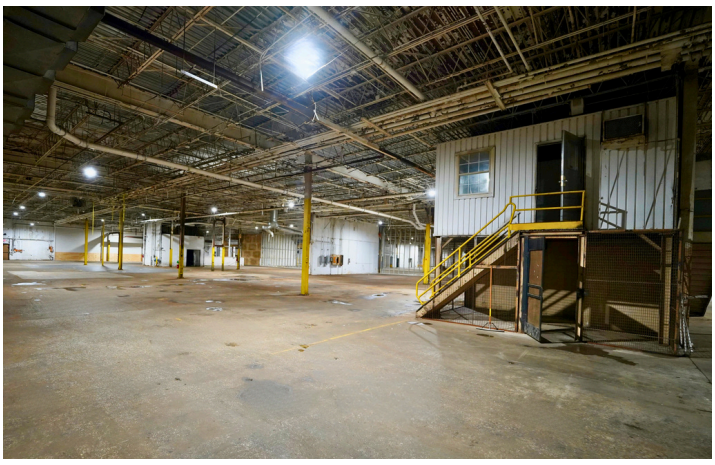
A- Dock Door B- Ramp C- At Grade	Tenant 1 3- A 2- B	Vacant 18- A 4- B 5- C	Tenant 2 1- A 1- B	Total 22- A 7- B 5- C

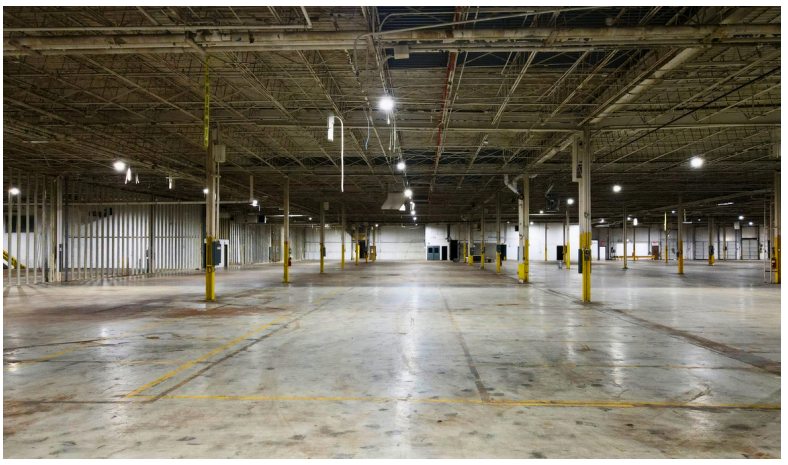
Micro Aerial

+/- 3.3-acre storage yard with
+/- 10,000-square-foot covered storage area

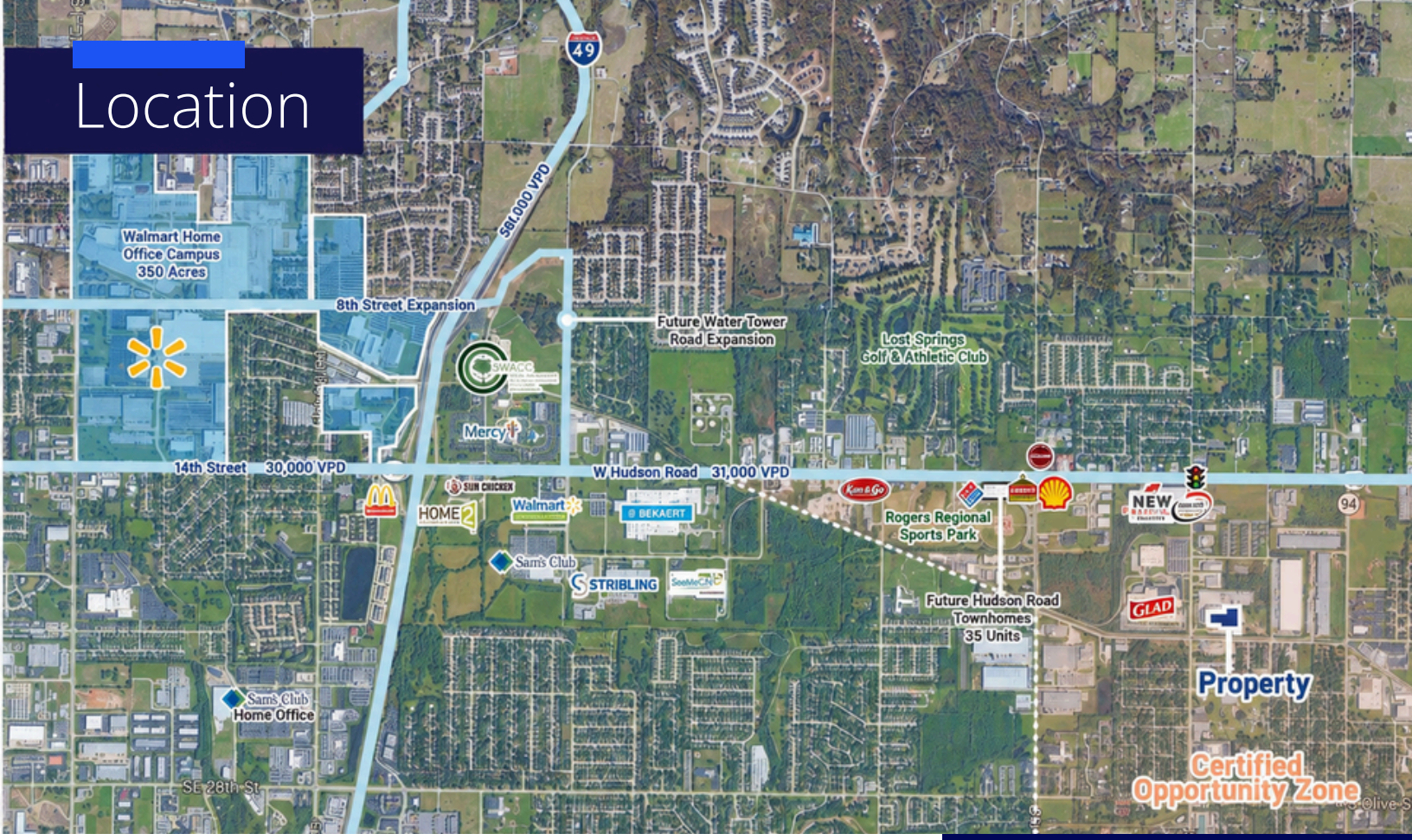




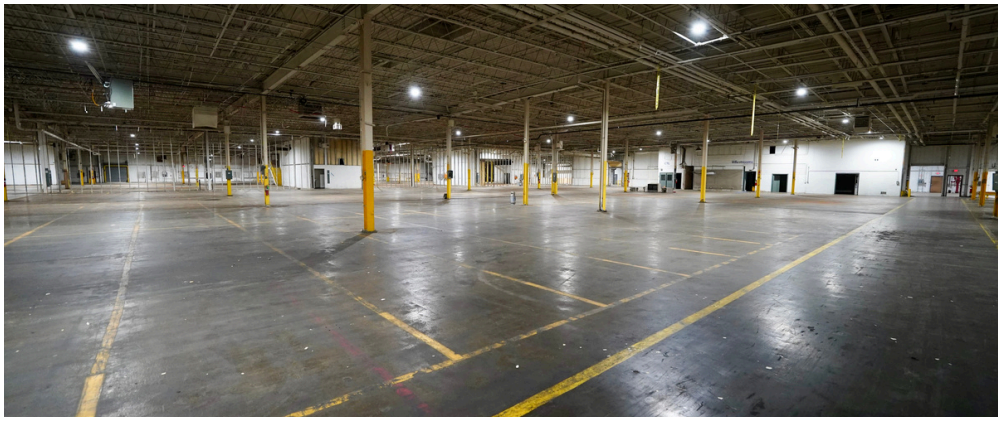




Location



- **20-ton crane bay with rail car dock**
- **(2) 3-ton cranes**
- **(1) 2-ton crane**
- **Clear height of 16’4”**
- **Heated**
- **22 loading docks, 7 ramps, and 5 at-grade doors**
- **Covered loading area**



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