



FOR SALE

Sale Price:

\$10,950,000
(\$50.77/SF)

Contact us:

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Accelerating success.

3503 S 55th Street, Suite 200
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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

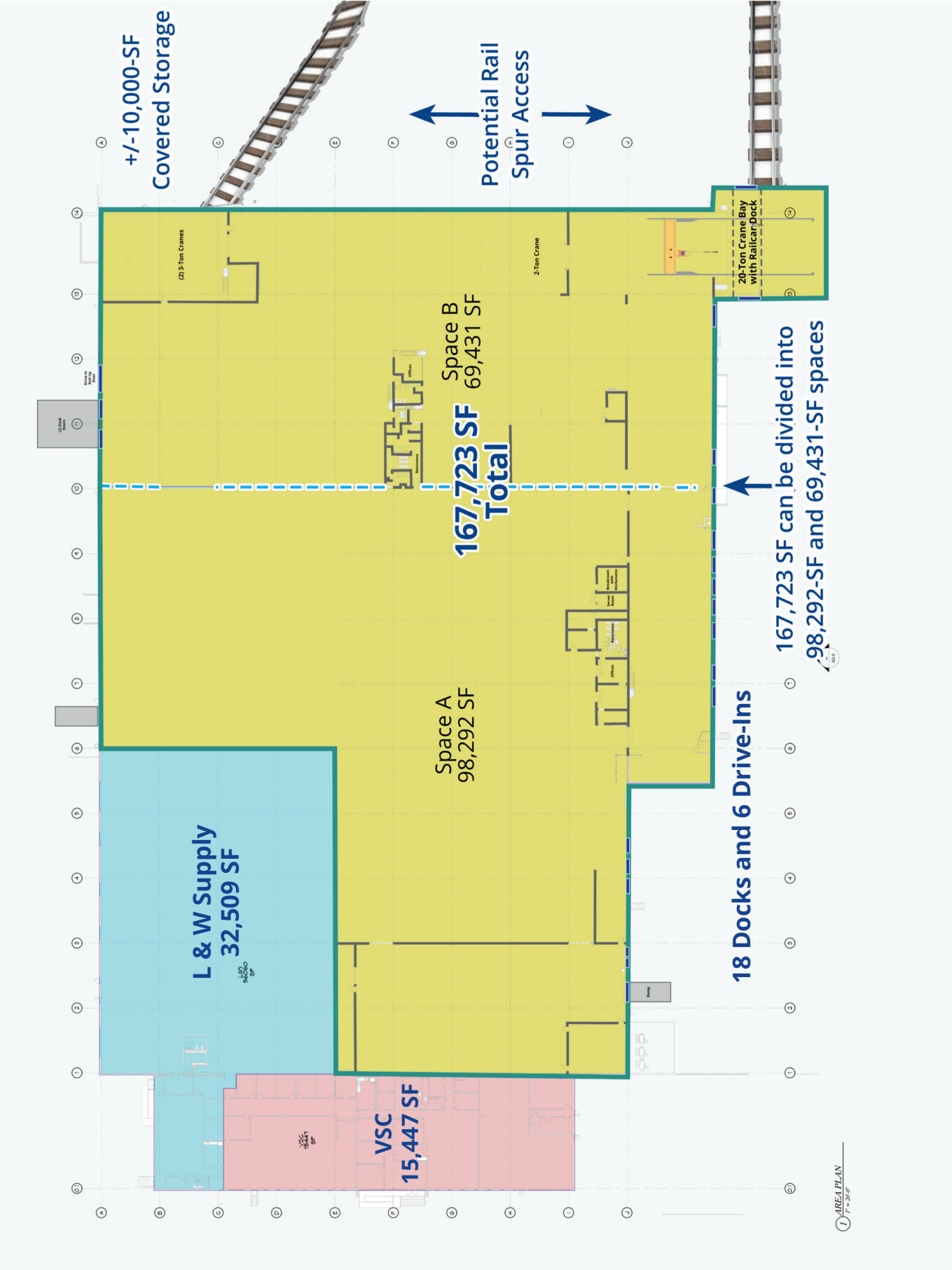
- 215,679 SF on 15.99 acres in certified opportunity zone
- 47,956 SF leased, with vacant space available for value-add
- Vacant space can be subdivided to 98,292 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- 18 loading docks and 6 drive-ins (see page 2)
- Quick access to Highway 62 and 3 miles 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 a own building with in-place income from current tenants
- Financials and lease details available with an executed confidentiality agreement

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.

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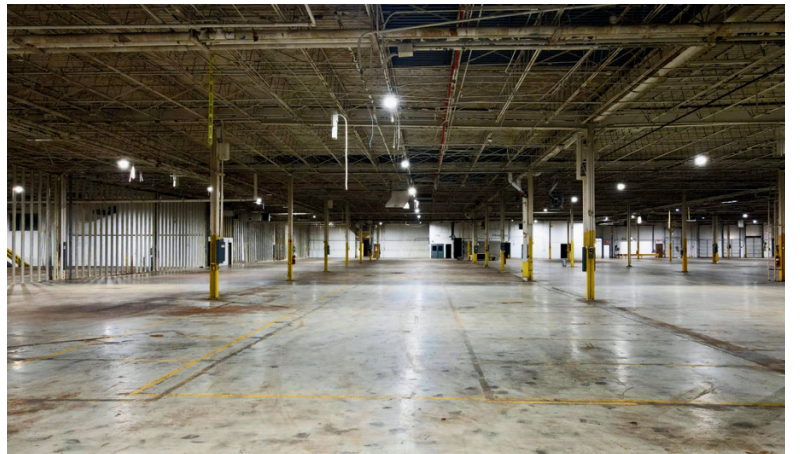
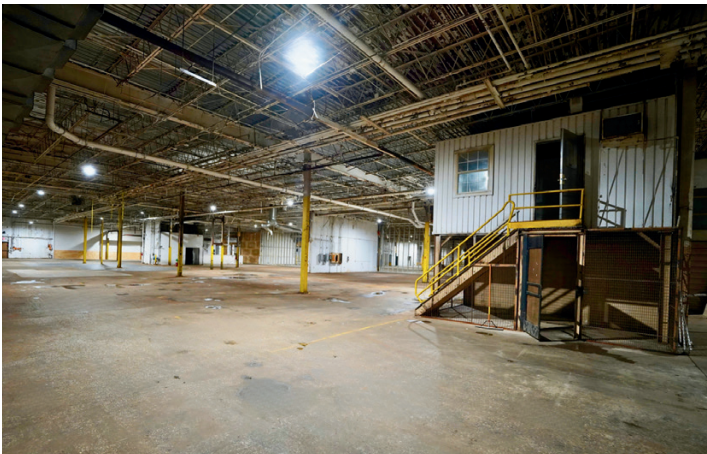
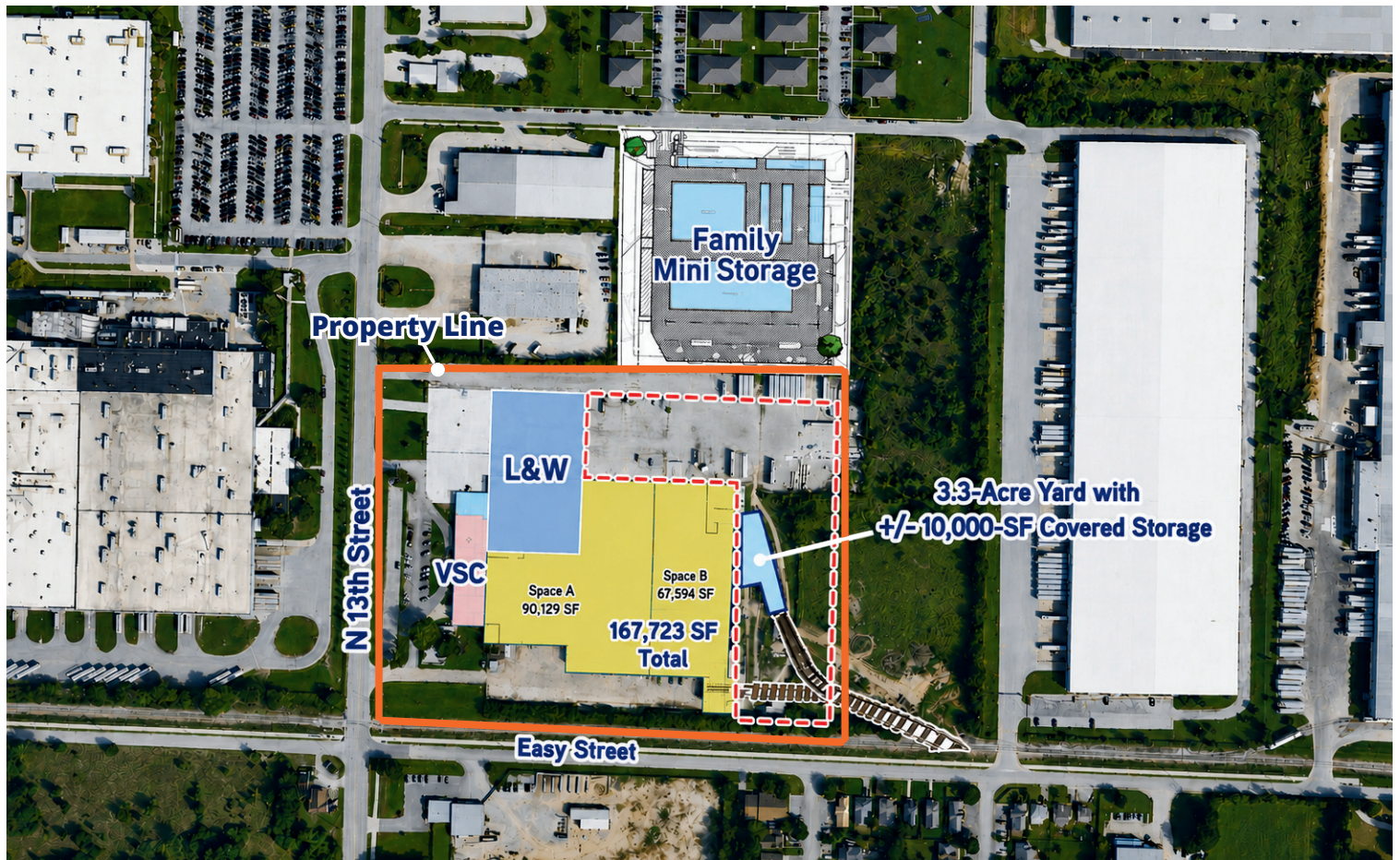
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Floor Plan

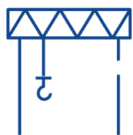


Micro Aerial

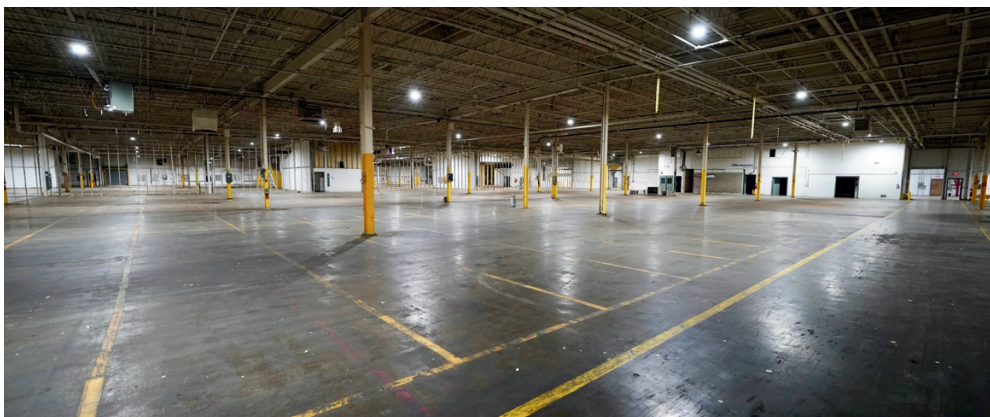
+/- 3.3-acre storage yard with
+/- 10,000-square-foot covered storage area



Location



- 20-ton crane bay with rail car dock
- (2) 3-ton cranes
- (1) 2-ton crane
- Clear height of 16'4"
- Heated
- 18 loading docks and 6 Drive-Ins
- Covered loading area



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