

FOR LEASE

Asking Rate:

$12–$14 PSF NNN

Contact us:

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1355 N 13th Street

Rogers, Arkansas

NEWLY CONSTRUCTED FLEX/WAREHOUSE

Property Amenities

- 4,716 SF to 51,699 SF available for lease
- Four loading docks total for the 51,699 SF space or 1 per 13,000 SF space
- Clear height up to 31'5"
- Zoned "I-2," Heavy Industrial
- Tenant Improvement allowance negotiable
- Each 13,000 SF bay is 76’ wide by 171’ deep
- 3-phase/480V power
- Separately metered
- Sprinklered

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Property Photos





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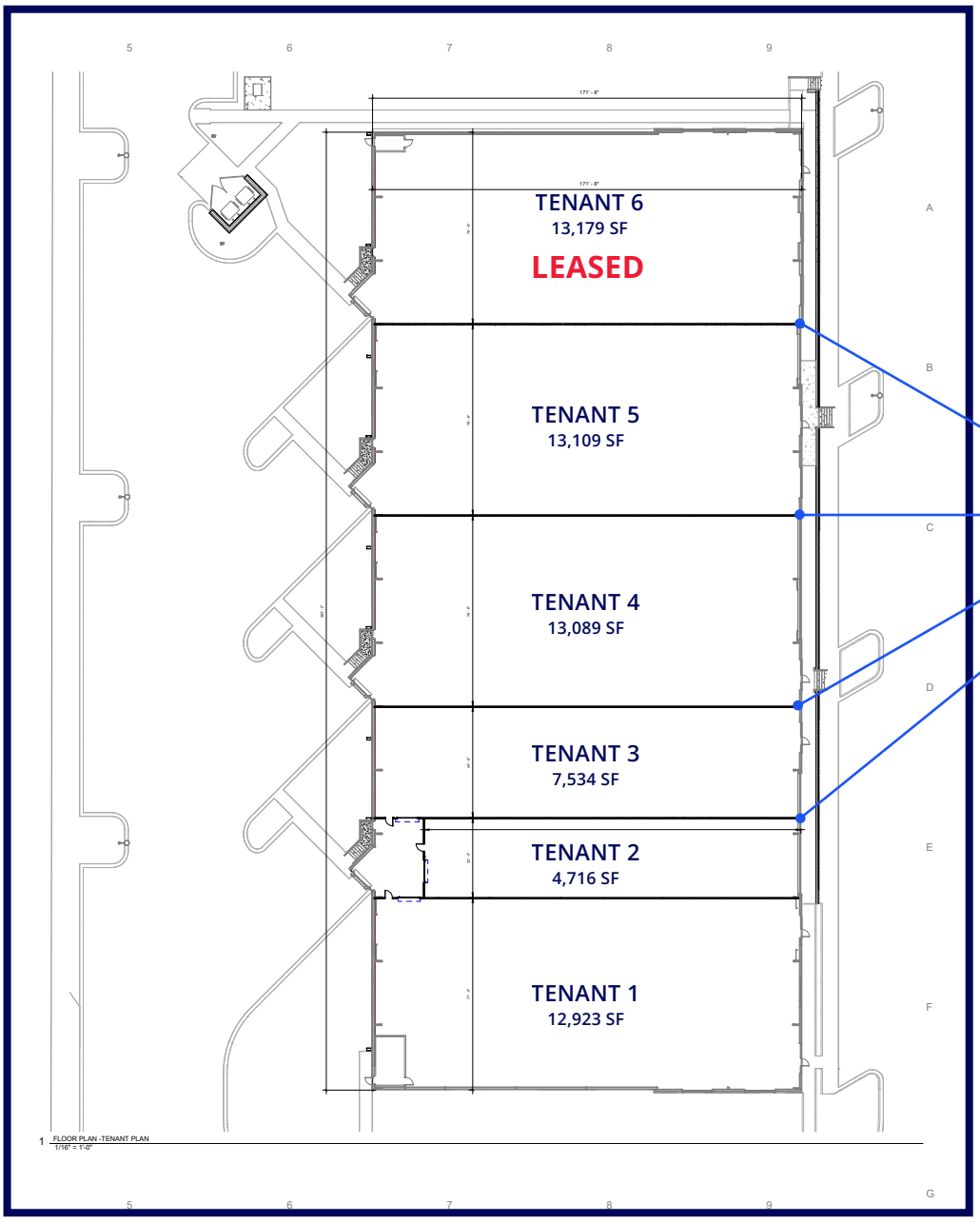
Floor Plan



Delivery of Space:

- 3 Phase/480V power
- Finished floor except trench for plumbing
- Heat-only warehouse
- Sprinkler system
- Water/sewer locations to be determined with tenant improvements
- Separately metered

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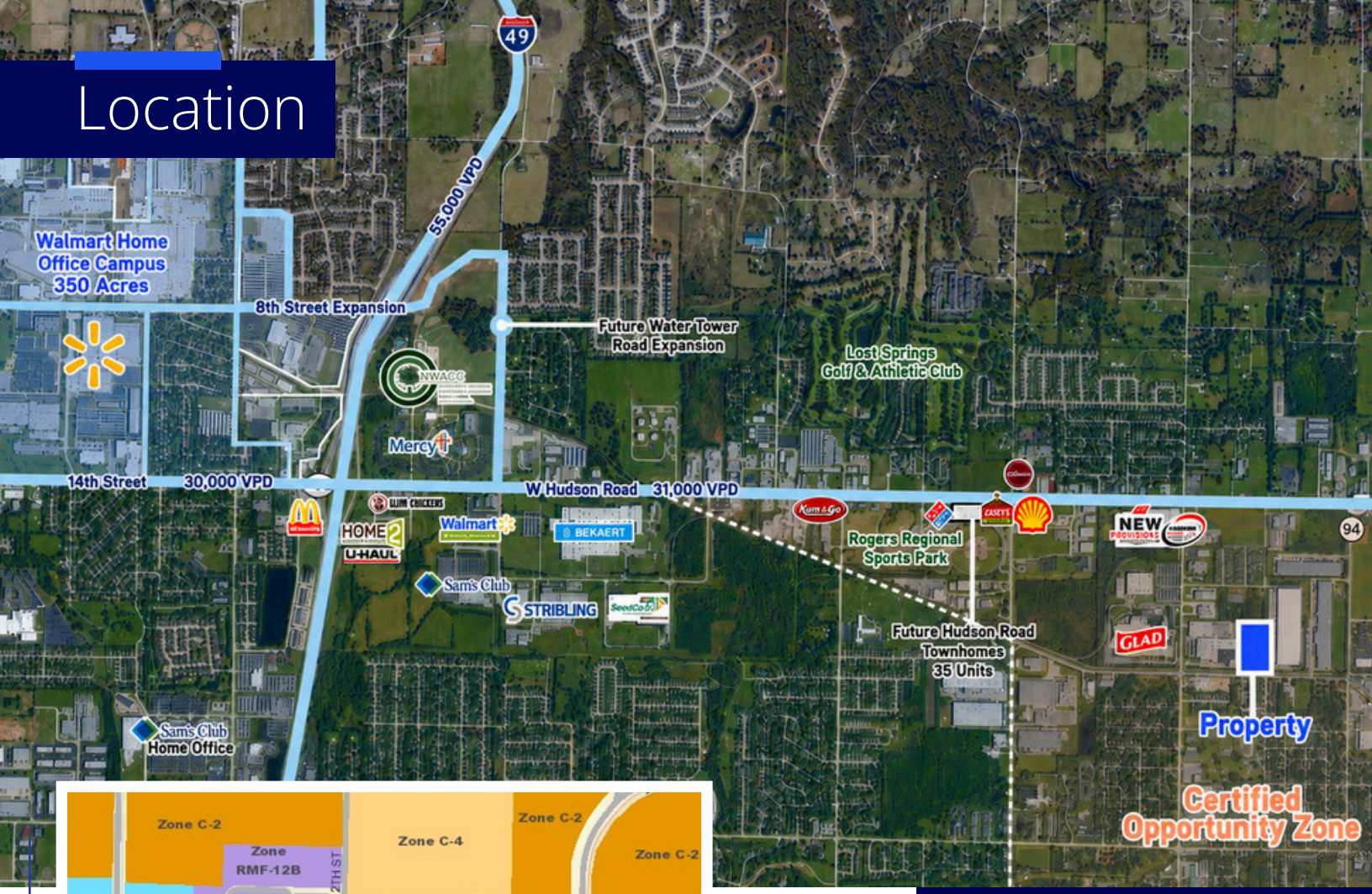
Location





Quick access to Highway 62 & Interstate 49 (3 miles)

Located in an industrial area of Rogers, AR

I-2 zoning allows a wide range of industrial/flex uses

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About the Brokers



Daniel B. Smith, CCIM

Dan Smith specializes exclusively in land transactions across Northwest Arkansas. With a Master's in Real Estate Development, a CCIM designation, and brokerage experience since 2009, he has closed hundreds of millions in land deals and has focused solely on land since 2020.

Dan advises buyers, sellers, and developers throughout Benton and Washington Counties on land acquisition, disposition, development site analysis, and 1031 exchanges, bringing deep local knowledge and a strategic, analytical approach to every transaction.

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Wade Smith, SIOR

Wade Smith has more than 20 years of commercial real estate experience in both Dallas, Texas and Northwest Arkansas. A native of Arkansas, he moved back to Arkansas to join the Colliers office of NWA in 2016 after previously working with Colliers in Dallas, TX since 2011. At Colliers, he has specialized in Office and Industrial leasing and sales.

Wade's responsibilities include new business development, lease structure and negotiation, market and financial analysis. Throughout his brokerage career Wade has represented a wide range of corporate users in both the office and industrial sectors.

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