



FOR LEASE

Asking Rate:

\$15.00 NNN

Contact us:

Wade Smith, SIOR

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Accelerating success.

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8200 SW Regional Airport Blvd Bentonville, Arkansas

Property Amenities

- +/- 2,250 square feet available
- \$15.00 PSF NNN
- Up to +/- 4.0 acres of additional land for parking
- Tilt-concrete construction
- Future XNA Bypass will provide easy access to Interstate 49

Flex warehouse space for lease in Polo Park Business Campus near the Northwest Arkansas National Airport in Bentonville, Arkansas. Zoned "I-1," Light Industrial, suitable for several uses (see page three). Location allows for easy access to Highway 12, Highway 112 and Interstate 49 via future XNA bypass connector. Growth in immediate area with new residential developments and quick access to Walmart Distribution Centers and J.B. Hunt Transport corporate offices in Lowell, Arkansas.



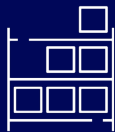
8200 SW Regional Airport Blvd



Features



Convenient to I-49
and state highways
12 & 112



15-foot clear height



30' x 100' bays with
roll-up doors



118 parking spaces



Tilt-concrete
construction

I-1, Light Industrial

ALLOWED BY RIGHT

Agriculture and Animals

Animal clinic
Animal kennel or shelter
Animal - domestic or household
Botanical garden
Greenhouse
Plant nursery

Recreation, Education & Assembly

Arena / auditorium
Community center
Conference / convention center
Museum
Park - community
Park - mini
Park - neighborhood

Services

ATM machine
Adult day care
Auto or equipment auction
Automobile repair
Car wash
Crematory or mausoleum
Child care – registered family home (5 children)
Copy services
Correctional facility or jail
Crematory
Governmental service facility
Maintenance service
Medical services - laboratory
Office
Office / warehouse
Postal services
Repair services - household
Repair services - equipment, large appliances

Retail

Auto and vehicle sales/rental
Building and landscape material sales
Construction / heavy equipment sales/rental
Equipment rental - indoor
Equipment rental - outdoor
Gas station
Manufactured home sales
Medical marijuana dispensary
Pharmacy
Recreational vehicle and boat sales/rental
Outdoor vending, private property
Retail

Industrial and Warehousing

Artisan / craft product manufacturing
Cold storage plant
Contractor maintenance yard
Industrial - light
Laboratory - dental or medical
Laboratory - manufacturing
Laboratory - research
Light fabrication and assembly process
Manufacturing and/or distribution plant, alcoholic beverages of every kind and type
Medical marijuana cultivation facility
Mini-warehouse storage
Taxidermy
Warehousing or wholesaling

Transportation / Utilities

Parking facility (as principle use)
Transportation facilities excluding airports

CONDITIONAL

Agriculture and Animals

Agricultural product processing
Agricultural-related business

Recreation, Education & Assembly

Commercial recreation facility - indoor
Commercial recreation facility - outdoor
Educational facility
Golf course
Outdoor music venue
Religious facilities

Services

Child care – licensed center
Public safety services

Retail

Restaurant, microbrewery

Industrial and Warehousing

Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500' of a city owned & maintained park or trail
Mining

Transportation / Utilities

Airport facilities
Utility facility
Wireless communication facility (cell towers)

Other

Temporary uses

ACCESSORY

Residential

Dwelling - accessory

Transportation / Utilities

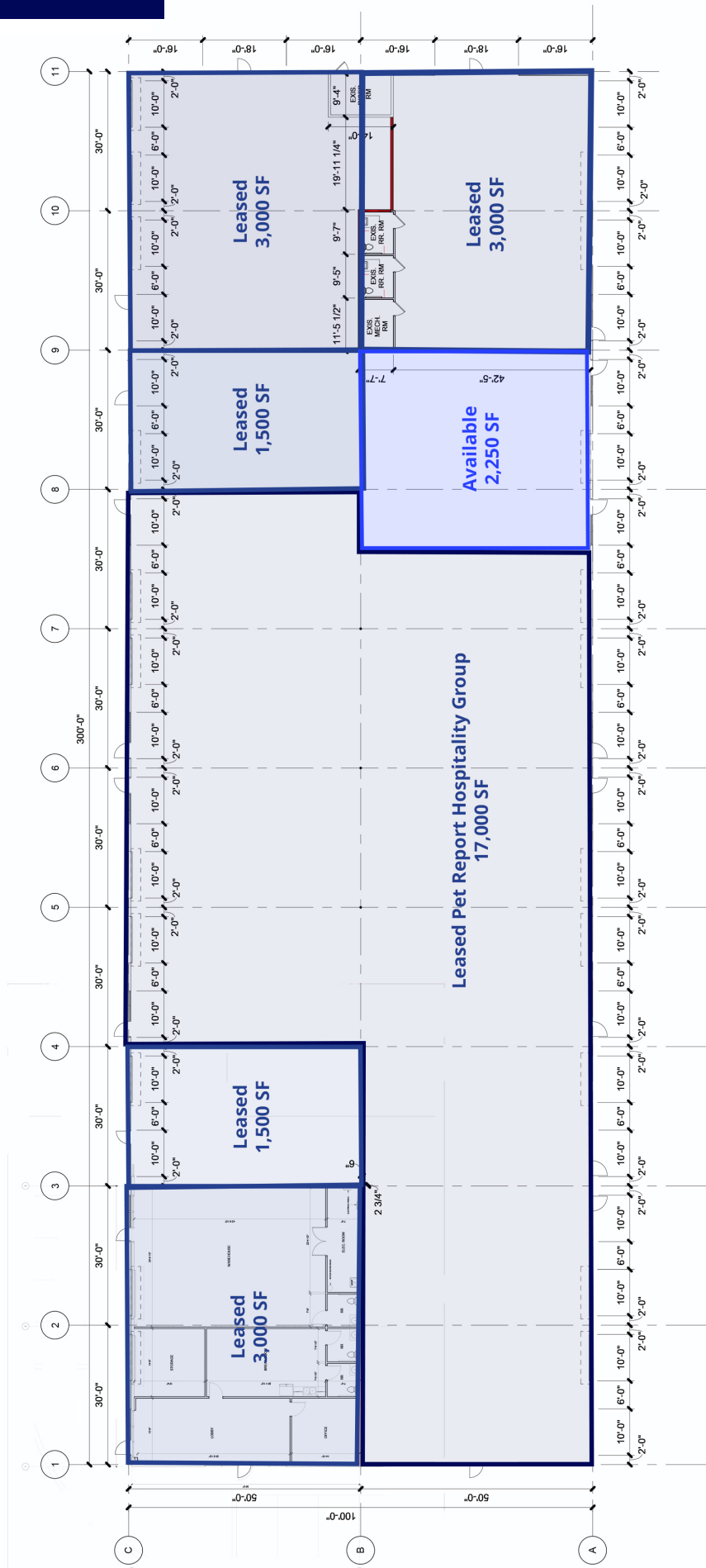
Solar energy system
Wind energy system, small

Other

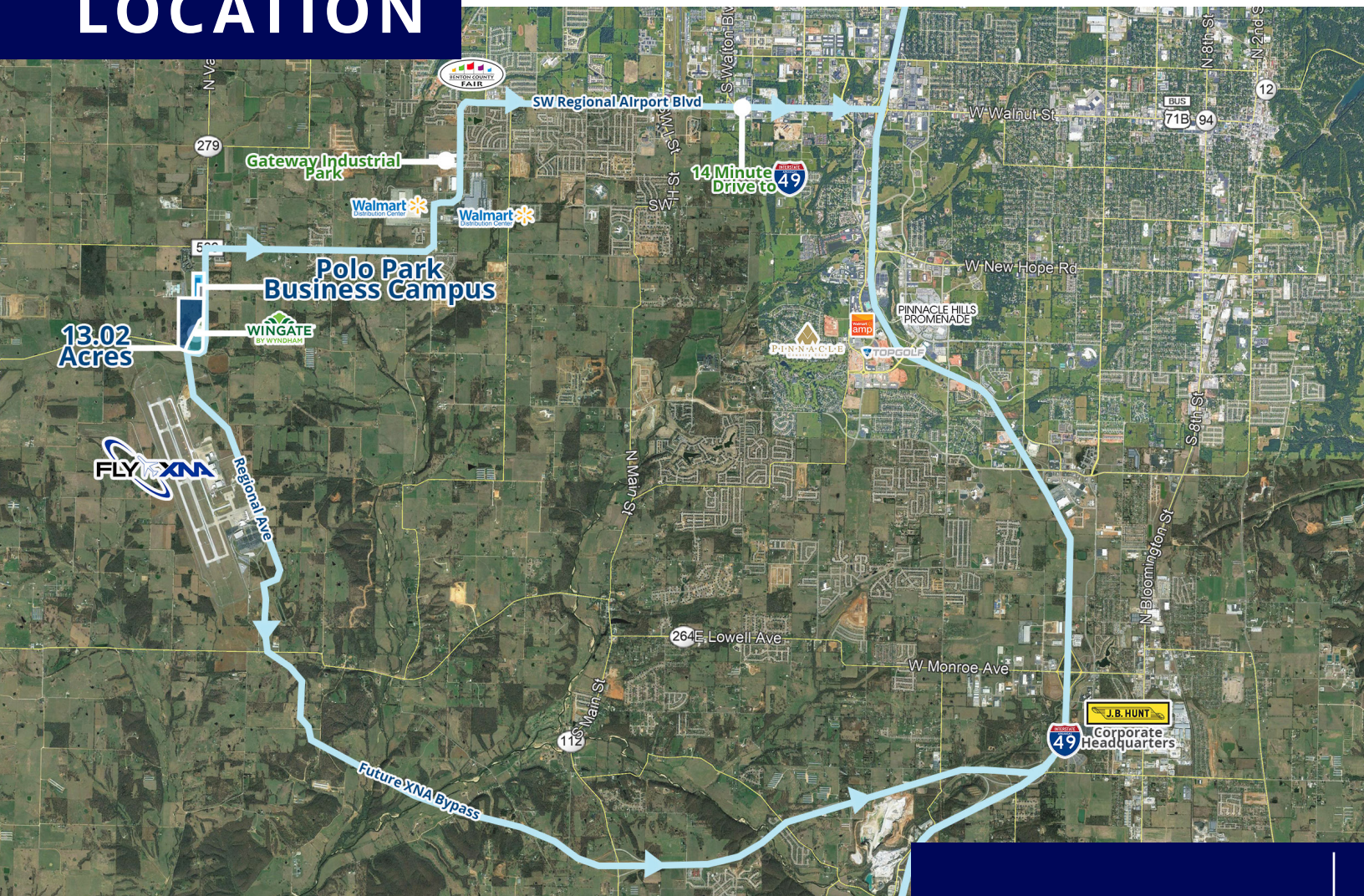
Building, accessory - nonresidential
Donation box



FLOOR PLANS



LOCATION



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