

FOR LEASE

Asking Rate:

$5.25 PSF NNN

*Yard Space negotiable

Contact us:

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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

- 142,171 SF total
- Can be subdivided into 72,740 SF & 69,431 SF spaces
- Zoned “I-2,” Heavy Industrial
- 18 dock doors, 4 ramps, and 5 at-grade doors (see page 2)
- 16’4” clear height
- Quick access to Highway 62 and 3 miles to Interstate 49
- Fully sprinklered
- Potential rail access with bay and rail car dock
- Potential +/- 3.3-acre yard with +/- 10,000 SF covered storage area
- Partial roof warranty approximately +/- 117,500 SF

Industrial Warehouse space for lease with quick access to Highway 62 near the N 13th Street and W Easy Street intersection in Rogers, Arkansas. Space may be subdivided and includes several loading docks a and 20-ton crane. Covered outdoor storage is included with potential rail access. Located on N 13th Street within 3 miles of I-49.

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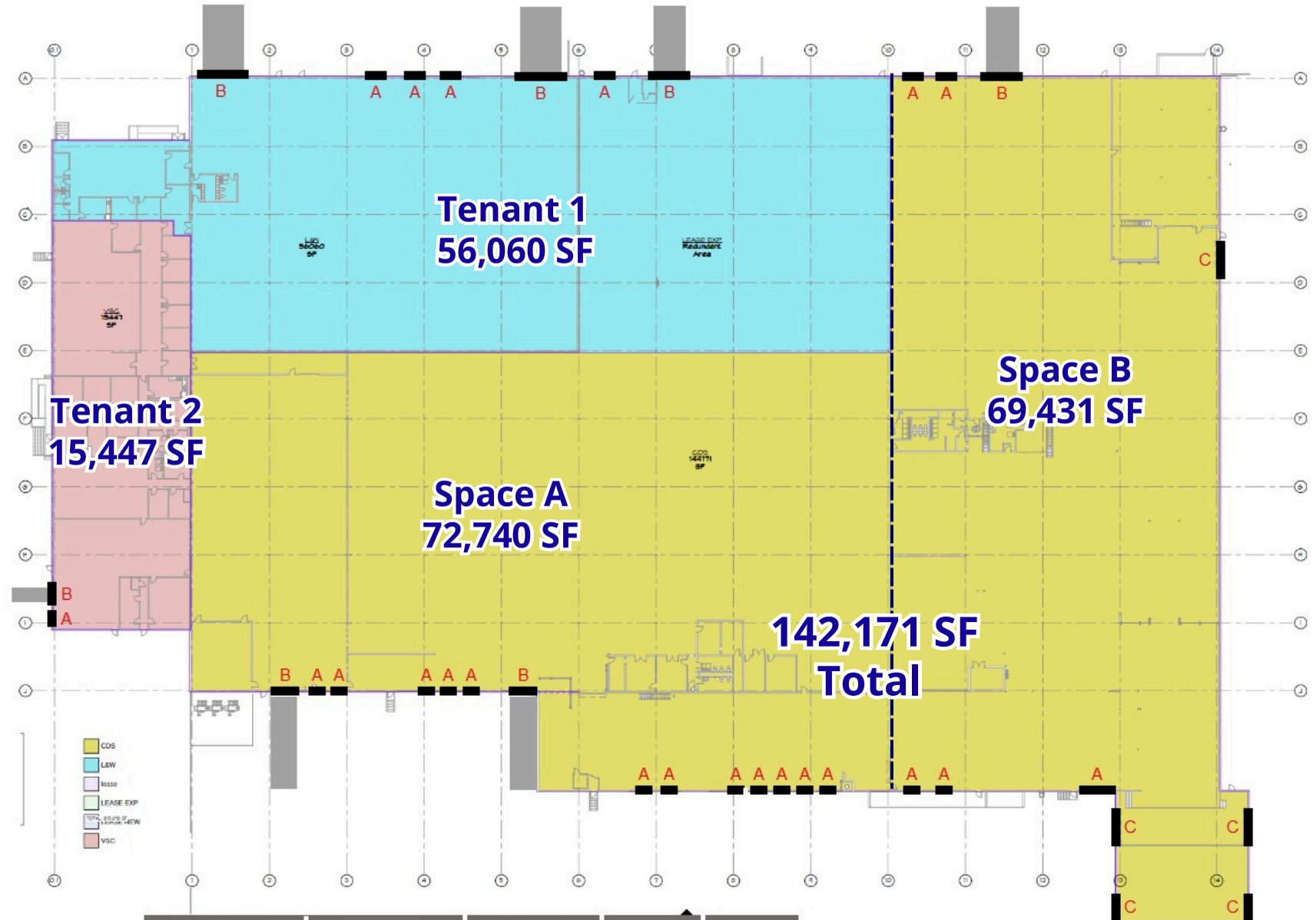
Floor Plan

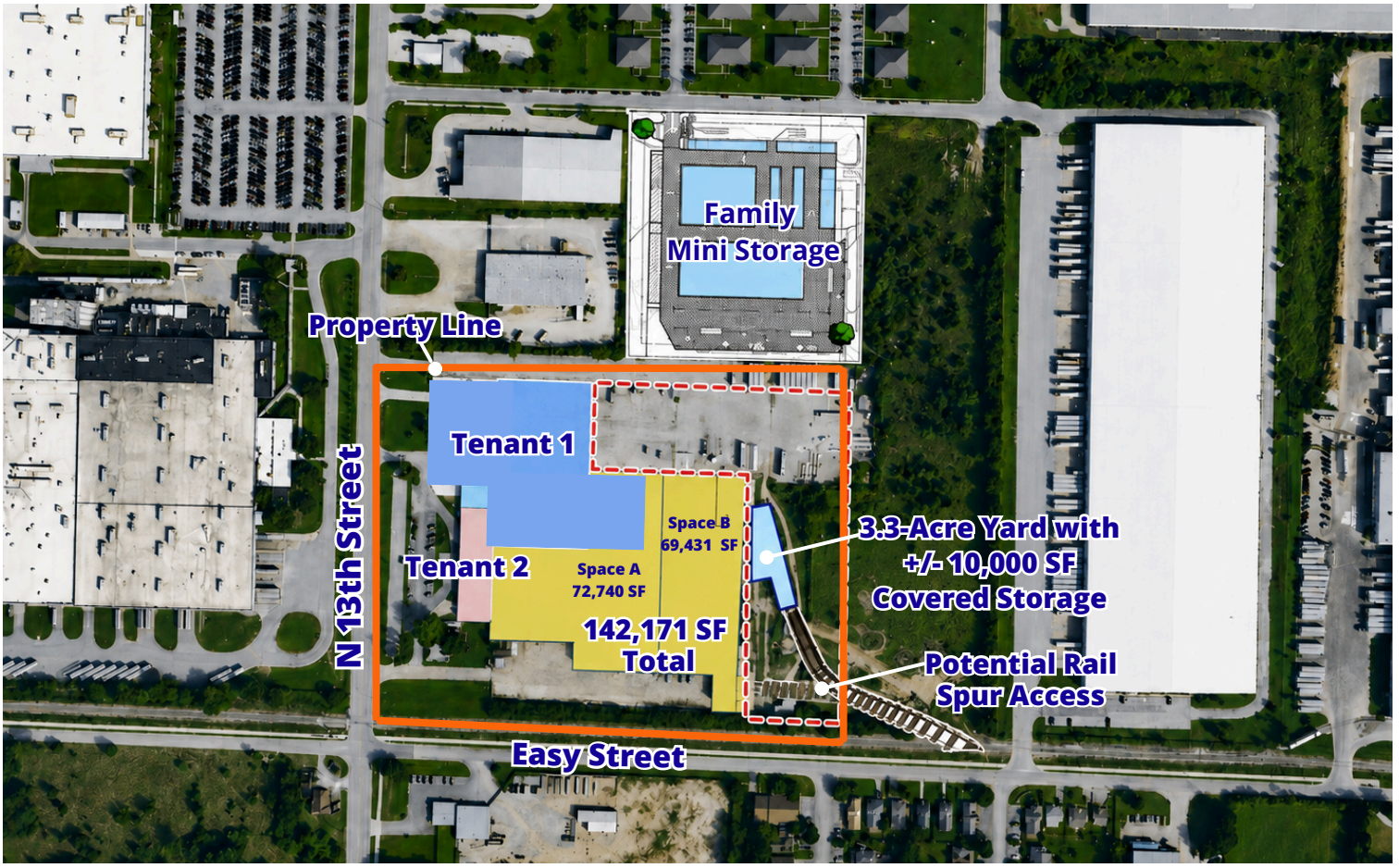


AREA PLAN

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

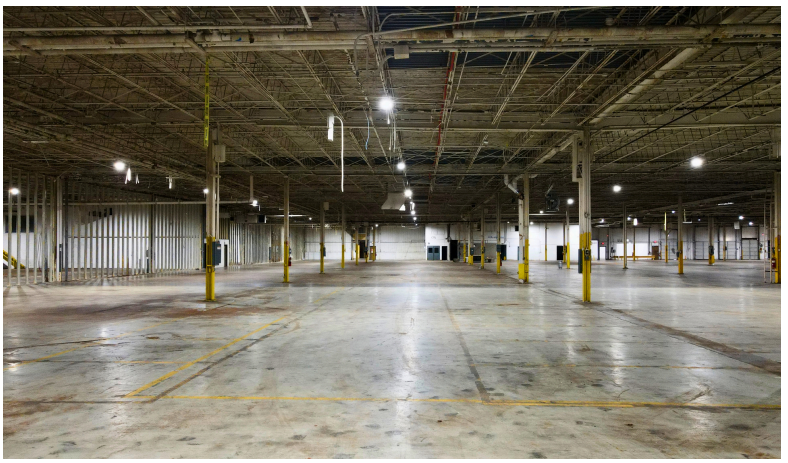
Micro Aerial

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

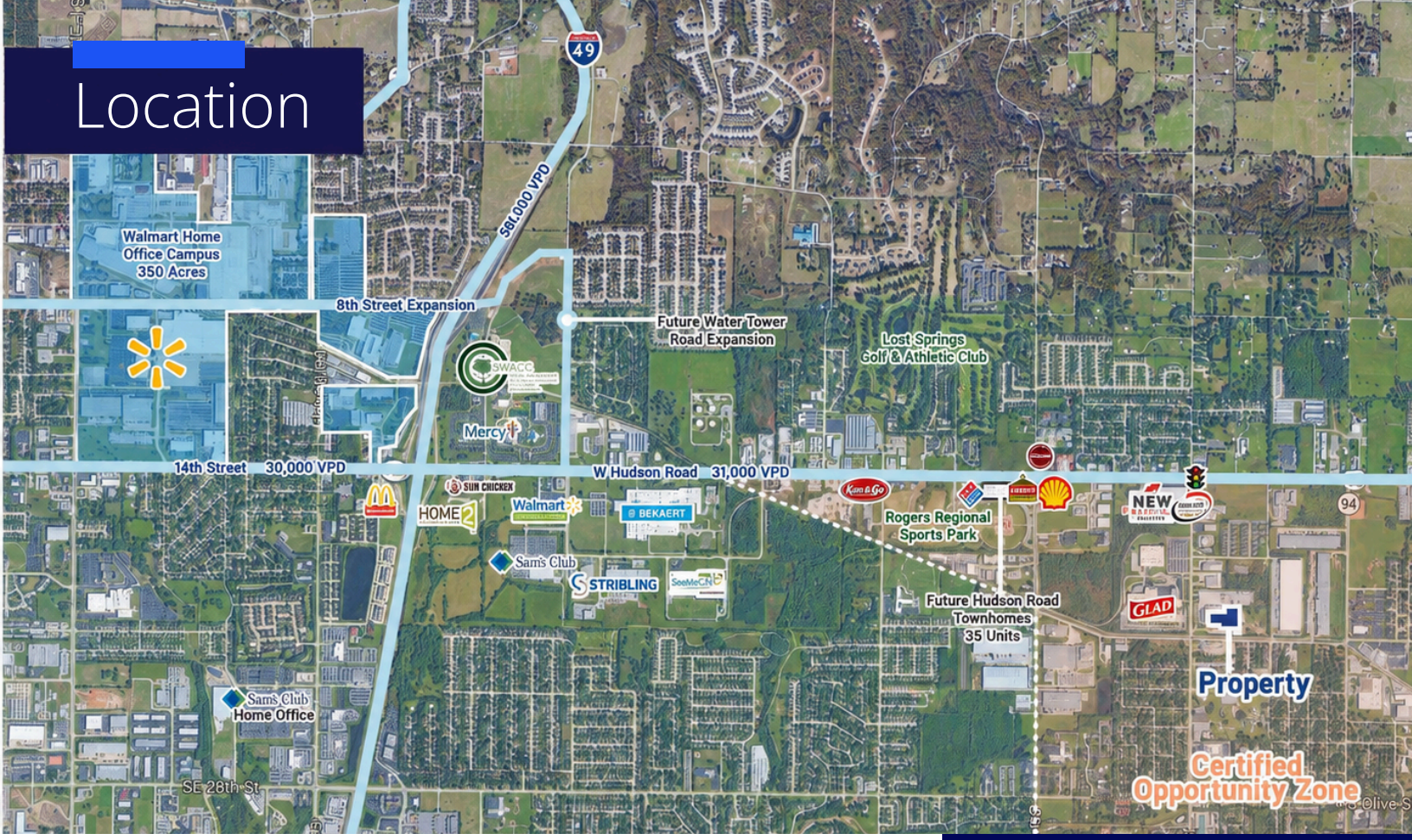




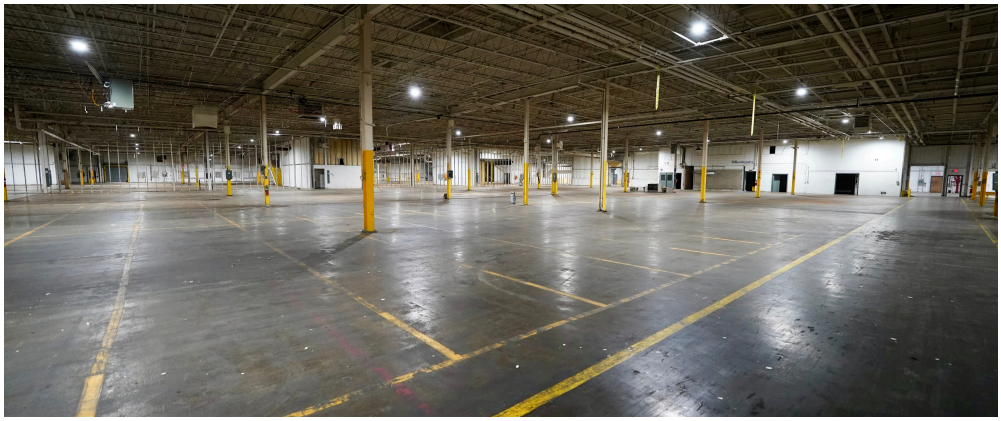




Location



- **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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