



FOR SALE

Sale Price:

\$11,500,000
(\$53/SF)

Contact us:

Daniel Smith, CCIM

Brokerage | Arkansas
+1 479 318 8488
dan.b.smith@ar.colliers.com

Isaac Smith, CCIM, SIOR

President | Arkansas
+1 501 372 6161
isaac.smith@ar.colliers.com



Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
colliers.com/arkansas

1315 N 13th Street

Rogers, Arkansas

Property Amenities

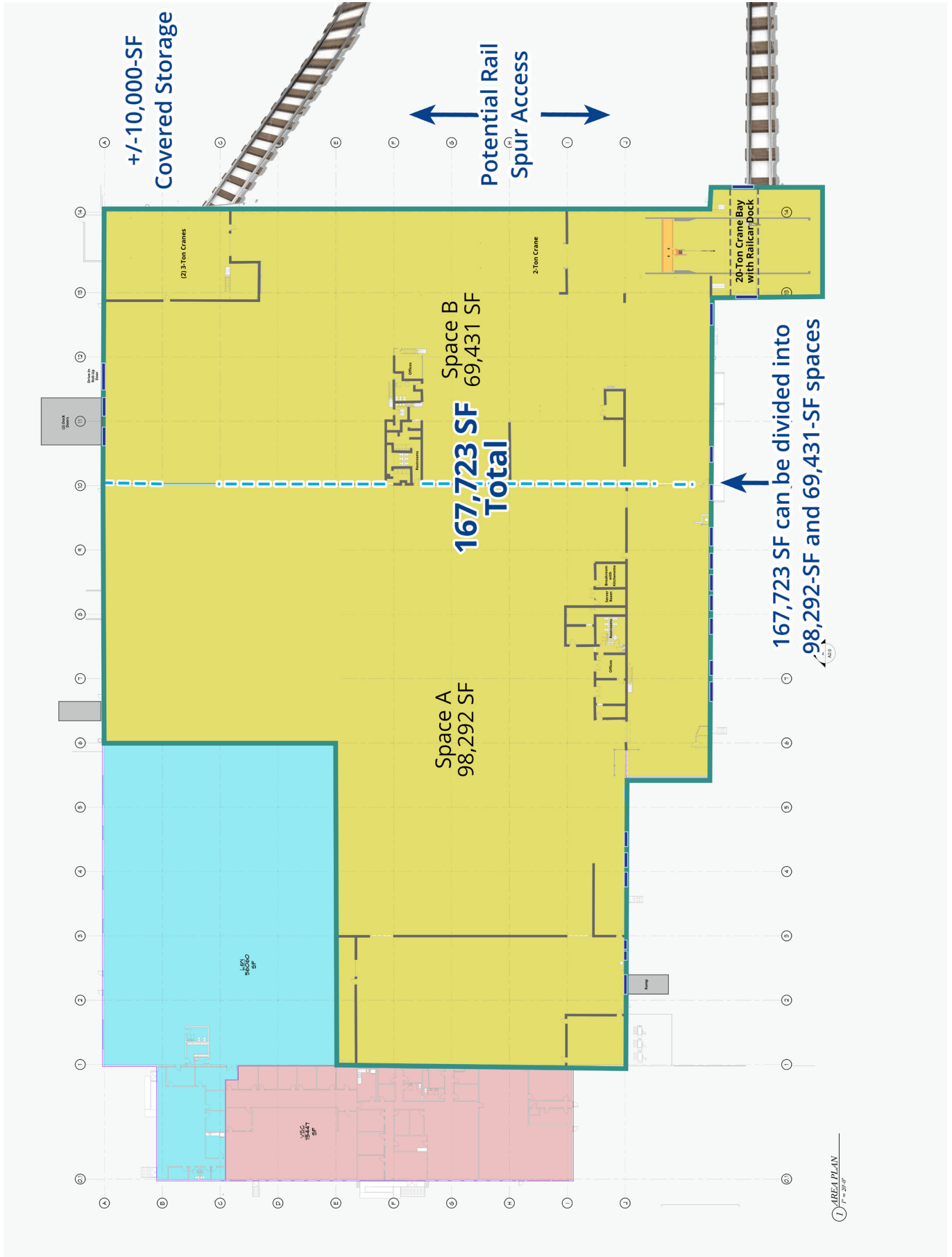
- 215,679 SF on 15.99 acres
- Two spaces leased and vacant space for value add
- Vacant space can be subdivided to 98,292 SF & 69,431 SF spaces
- Zoned "I-2," Heavy Industrial
- Multiple loading docks with ramps (see page two)
- Quick access to Highway 62 and 3.0 miles to Interstate 49
- Fully sprinkled
- Clear height of 16' - 19'
- 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 building with in-place income from current tenants

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.

Copyright © 2022 Colliers International.

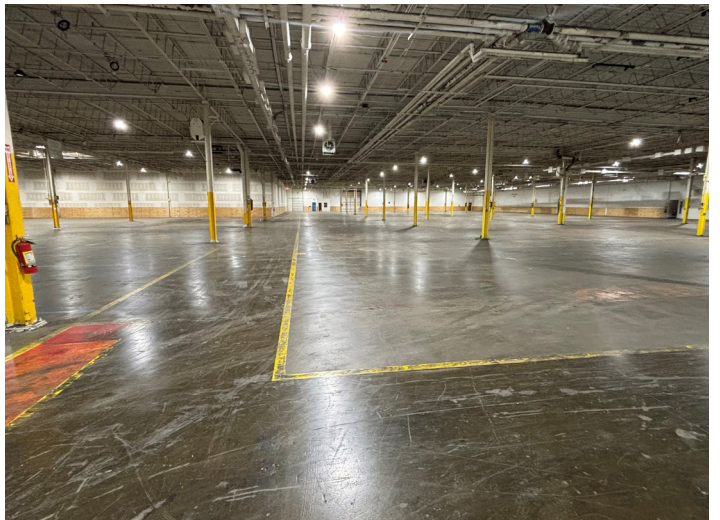
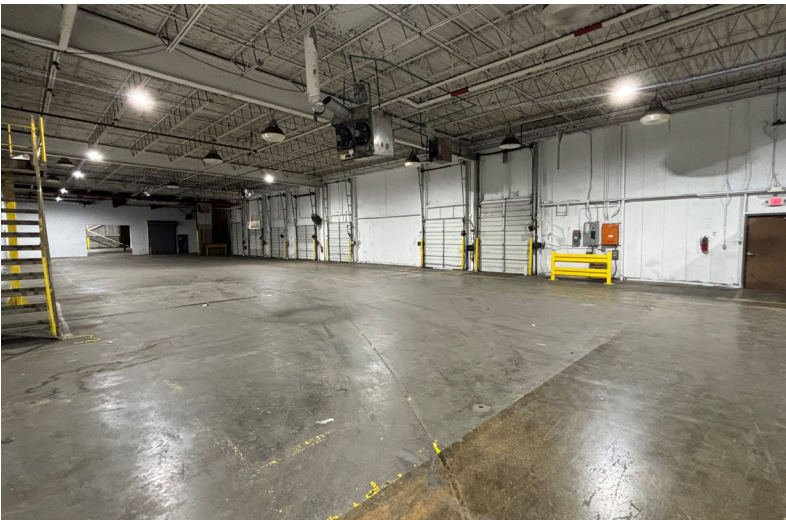
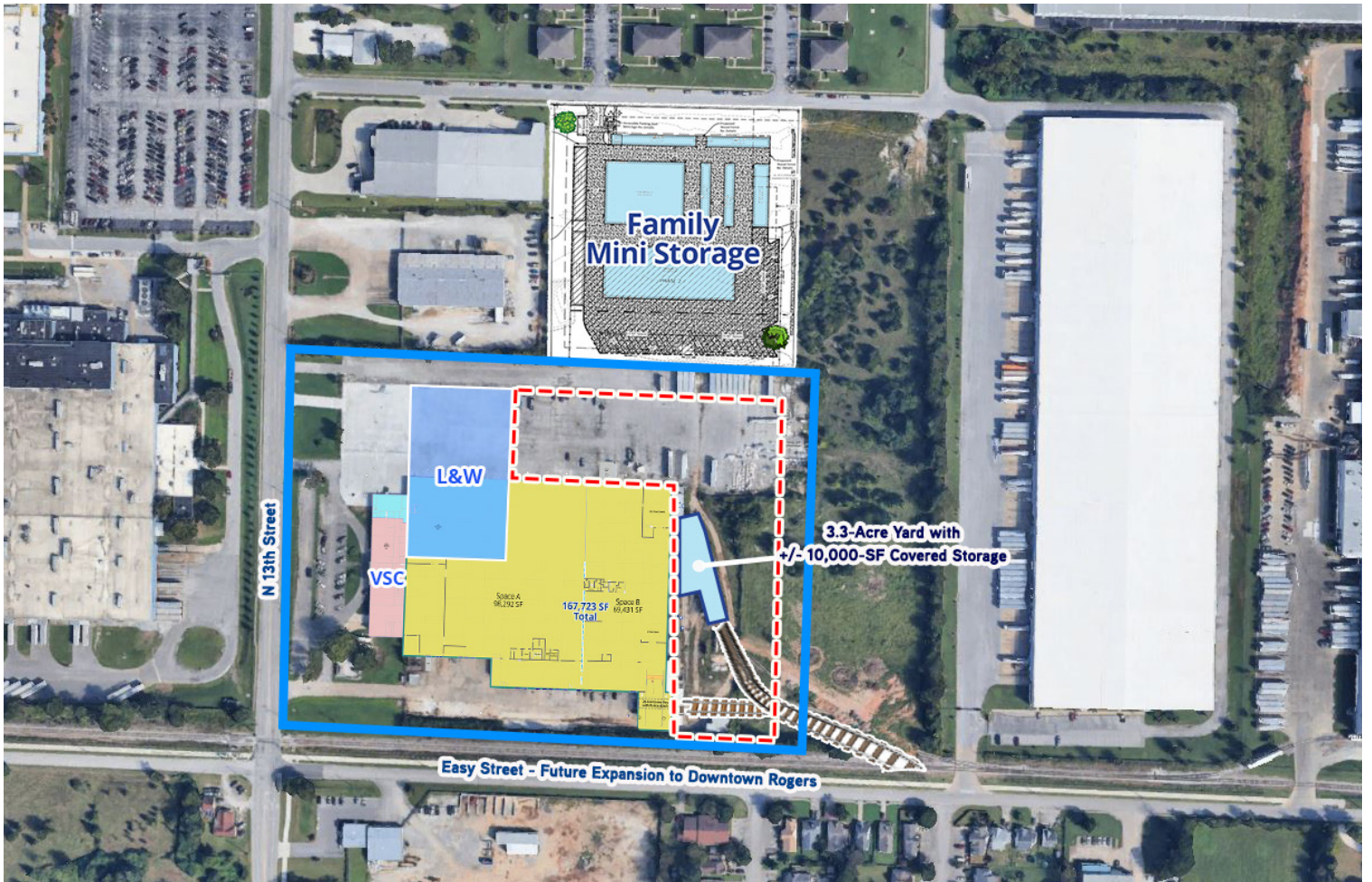
Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

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' - 19'
- Office space with several restrooms
- Abundant storage space
- Heated
- (12) loading docks total with three ramps
- Covered loading area

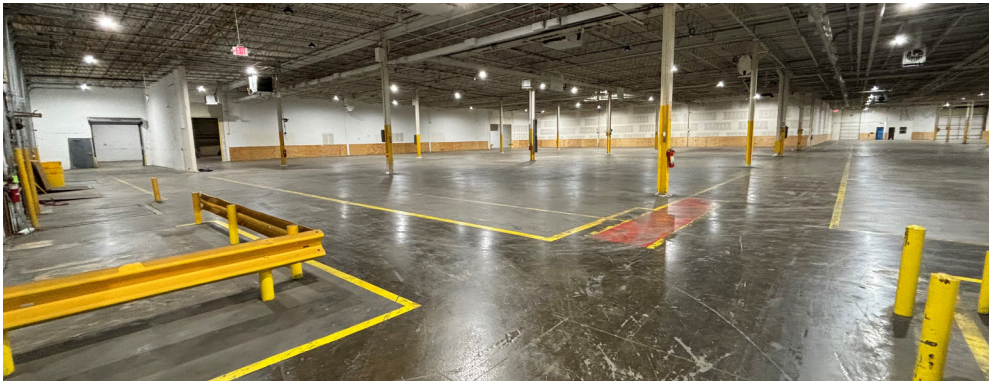
Contact us:

Daniel Smith, CCIM

Brokerage | Arkansas
+1 479 318 8488
dan.b.smith@ar.colliers.com

Isaac Smith, CCIM, SIOR

President | Arkansas
+1 501 372 6161
isaac.smith@ar.colliers.com



Copyright © 2022 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



Accelerating success.

3503 S 55th Street, Suite 200
Rogers, AR 72758
P: +1 479 636 9000
colliers.com/arkansas