



115 E LINDEN ST

112 E LINDEN ST

110 E LINDEN ST

1821 S 1ST ST

E Linden Street

S 1st Street

For Lease

110, 112, and 115 E. Linden Street
and 1821 S. 1st Street, Rogers, AR



Accelerating success.

The Property

Highlights

- Rare flex/industrial space in Rogers, AR
- 3,750 SF - 32,800 SF available
- Total: 82,658 SF
- Lease rates differ by building
- Lot size: +/- 7.91 acres
- Immediate I-49 access
- Multiple grade-level bays and dock-high doors with levelers
- Ceiling height range: 15' - 25'

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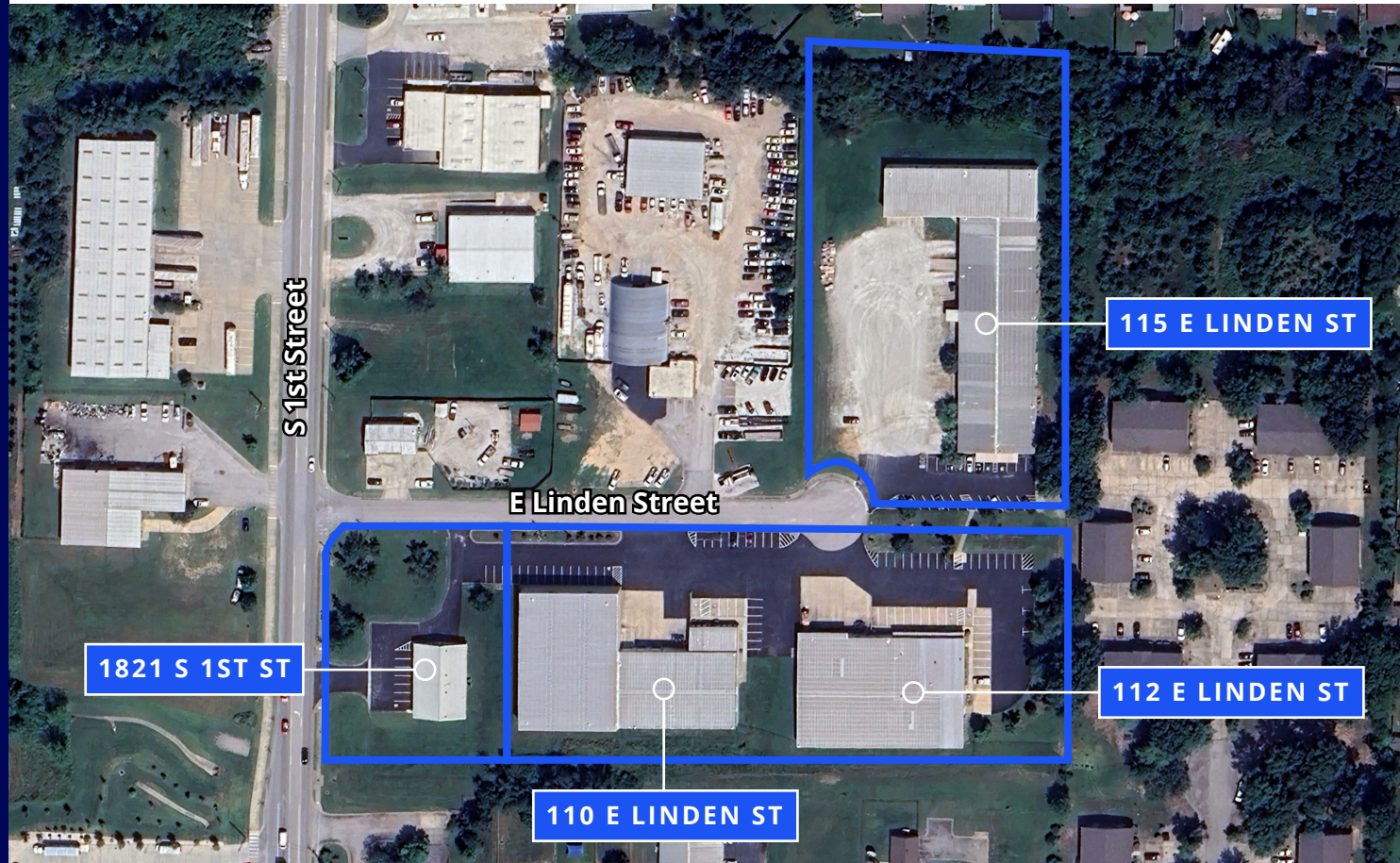
Colliers | Arkansas

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Little Rock, AR 72202

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1821 S .1st Street, Rogers, AR

- Lease rate: \$15.00/SF, NNN
- Building size: 3,750 SF (1,875 SF office)
- One grade-level drive-in door



110 E. Linden Street, Rogers, AR

- Lease rate: \$11.50/SF, NNN
- Building size: 25,808 SF (1,100 SF office)
- Two dock-high doors
- One grade-level drive-in door
- 15' - 25' clear heights



112 E. Linden Street, Rogers, AR

- Lease rate: \$11.00/SF, NNN
- Building size: 20,300 SF (4,536 SF office)
- Three dock-high doors
- One grade-level drive-in door
- 15' - 20' clear heights

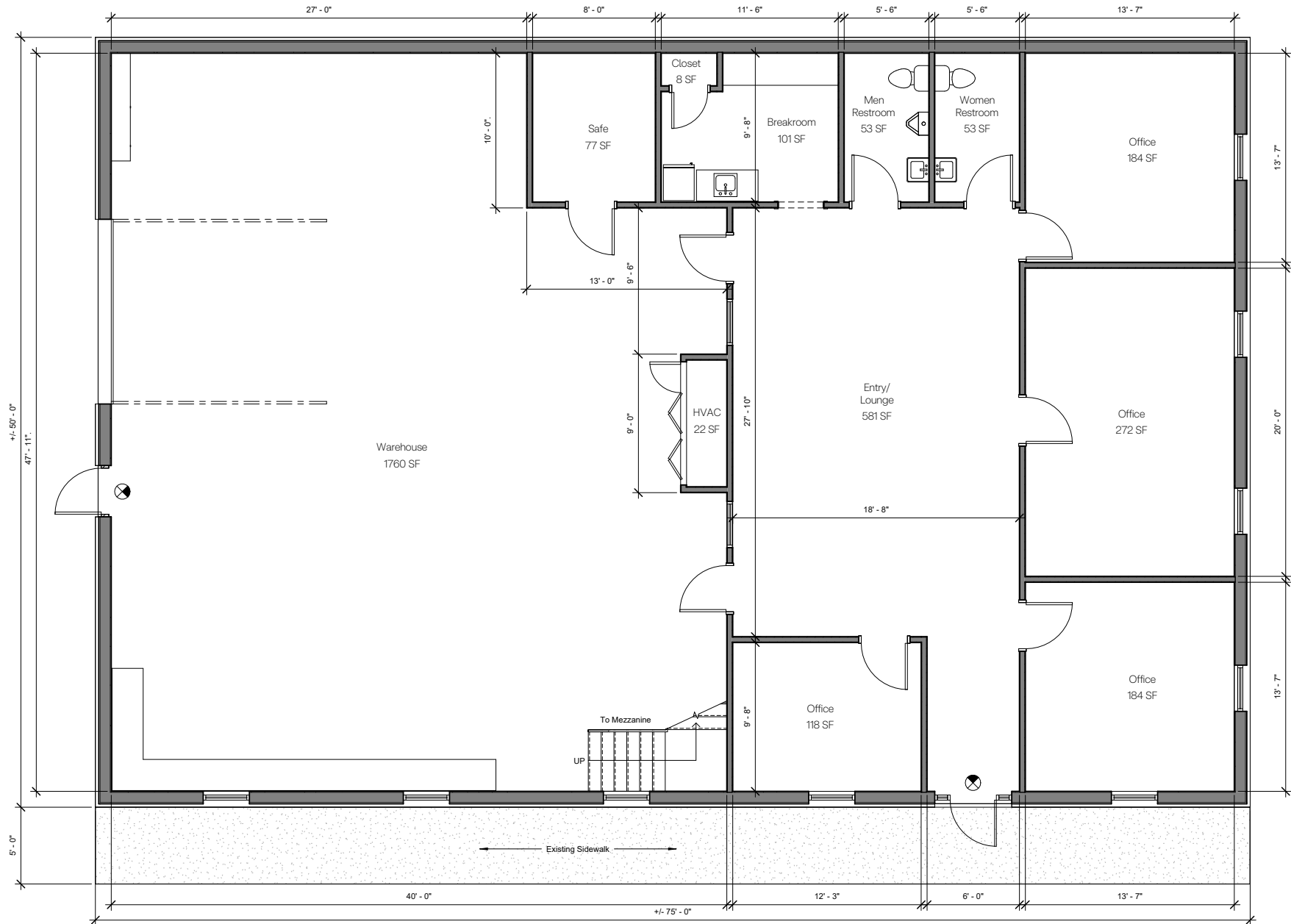


115 E. Linden Street, Rogers, AR

- Lease rate: \$10.00/SF, NNN
- Building size: 32,800 SF (9,600 SF office)
- Three dock-high doors
- Two grade-level drive-in door
- 15' - 20' clear heights
- Fenced yard space available

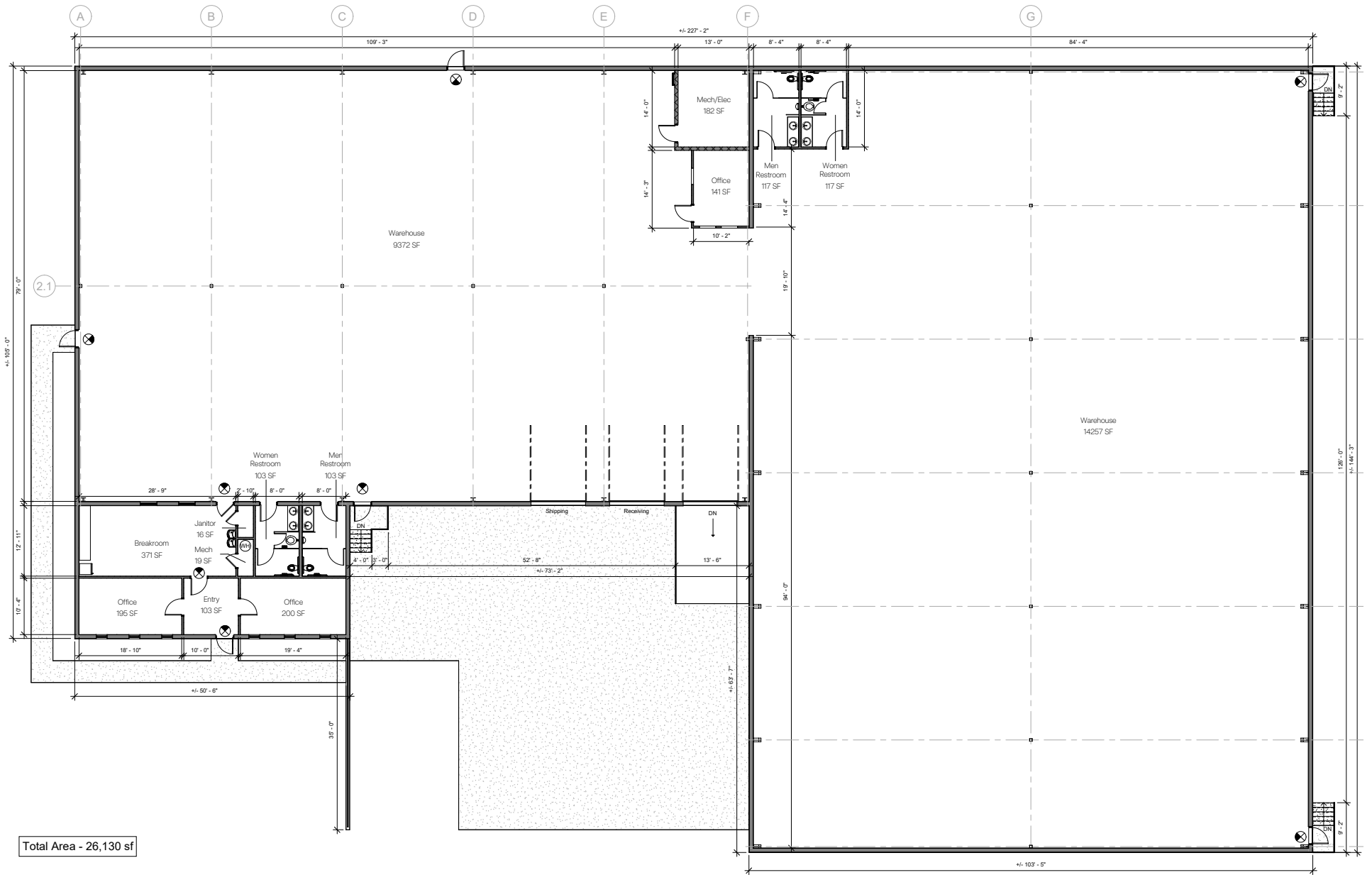


Floor Plan | 1821 S .1st Street, Rogers, AR | 3,750 SF





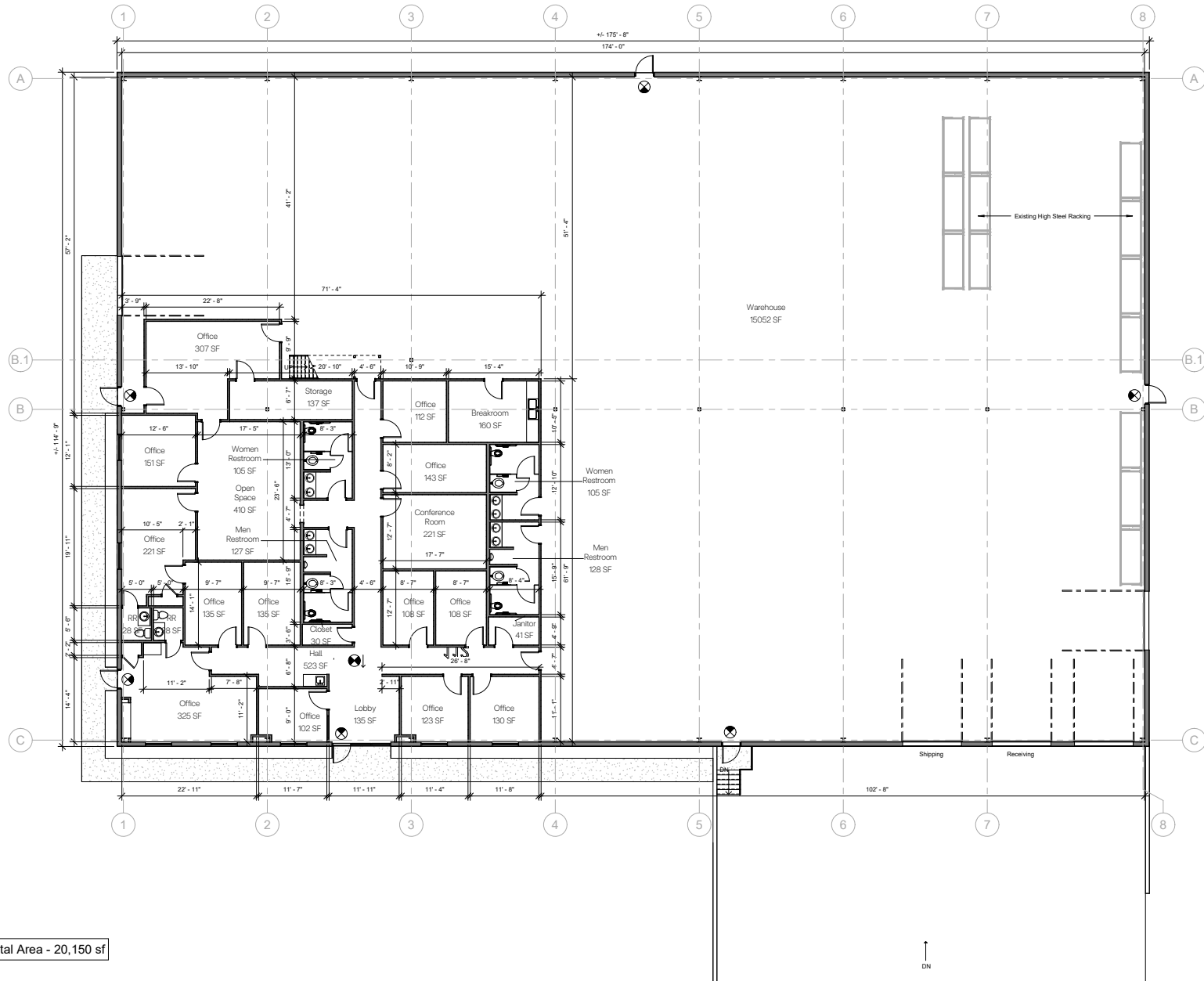
Floor Plan | 110 E. Linden Street, Rogers, AR | 25,808 SF



Total Area - 26,130 sf

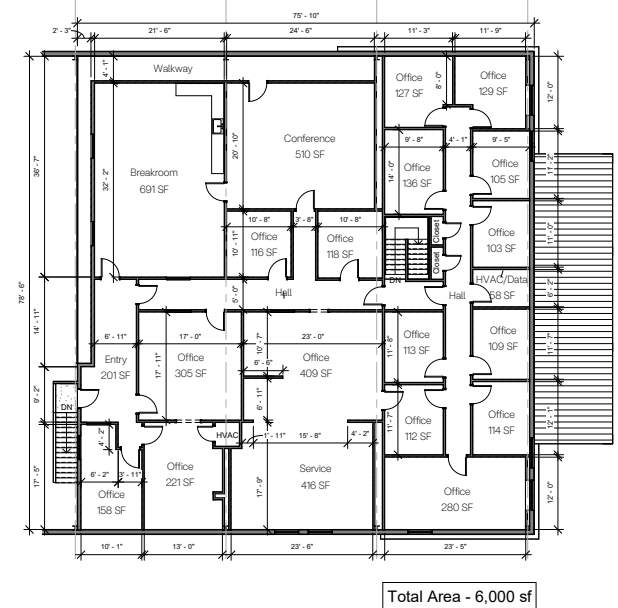
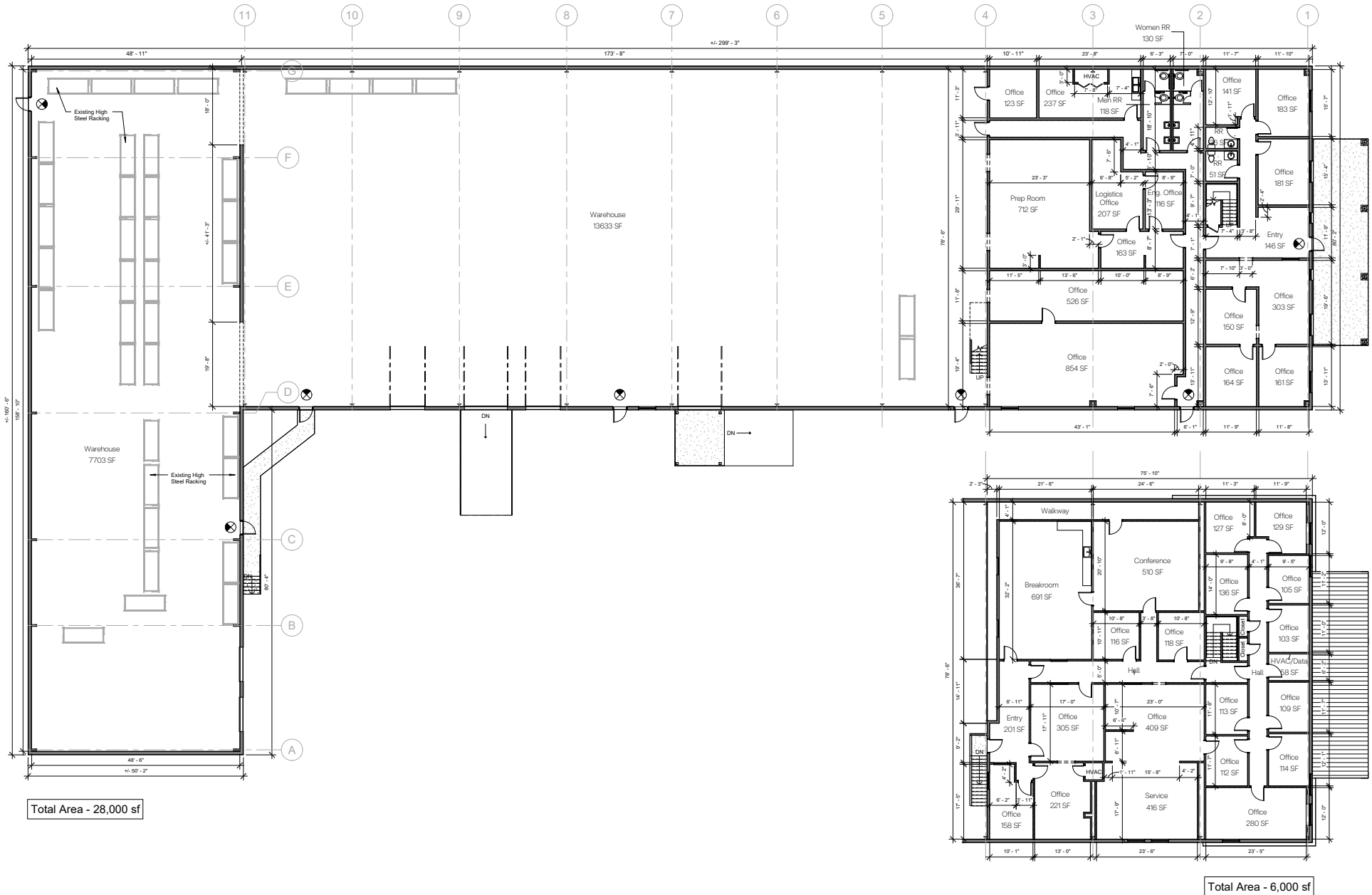


Floor Plan | 112 E. Linden Street, Rogers, AR | 20,300 SF



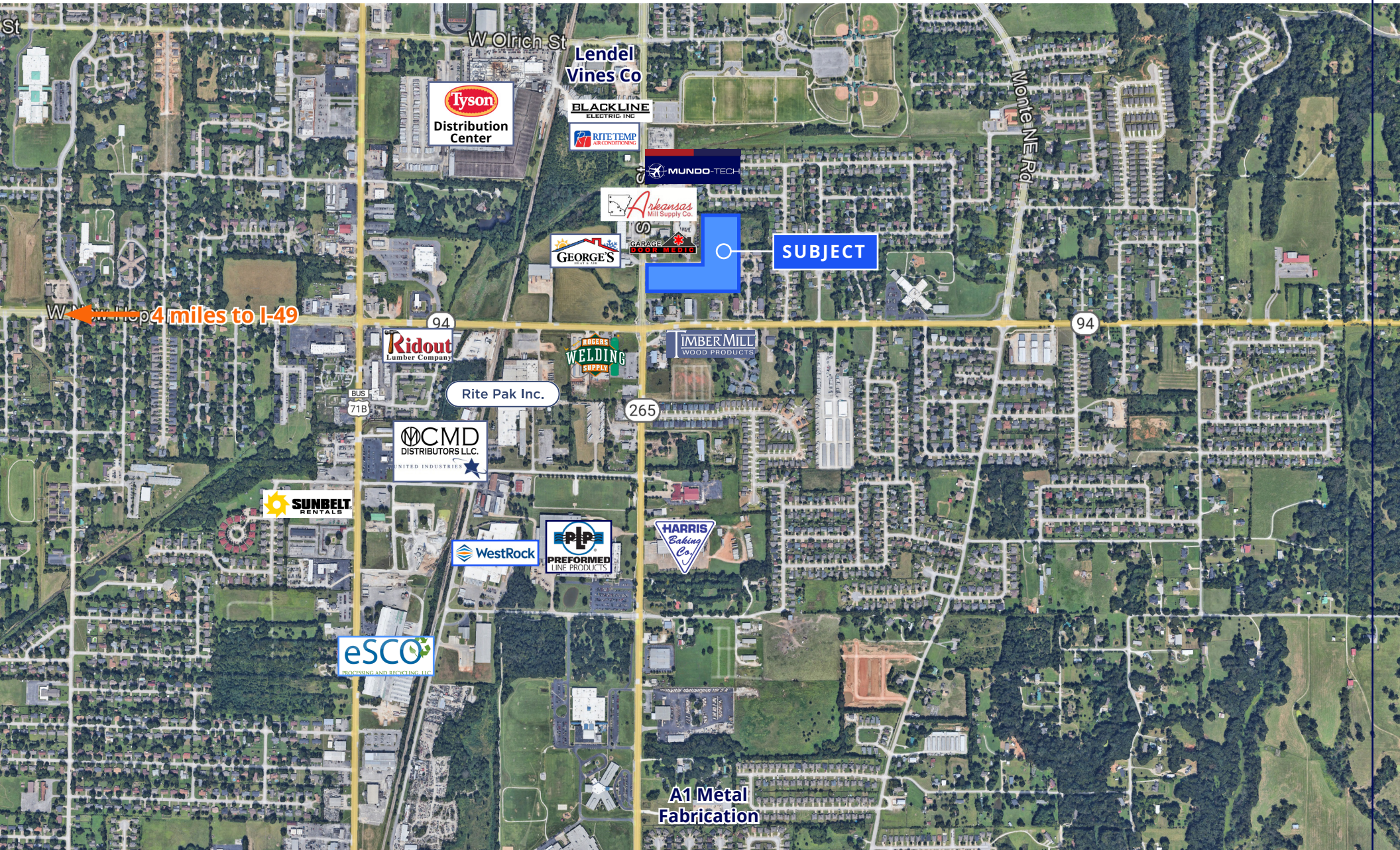


Floor Plan | 115 E. Linden Street, Rogers, AR | 32,800 SF





Rogers | Industrial Aerial



Tyson
Distribution Center

Lendel Vines Co

BLACKLINE
ELECTRIC INC

RITE TEMP
AIR CONDITIONING

MUNDO-TECH

Arkansas
Mill Supply Co

GEORGE'S

GARAGE DOOR MEDIC

SUBJECT

94

Rite Pak Inc.

ROGERS WELDING SUPPLY

IMBER MILL
WOOD PRODUCTS

265

94

CMD
DISTRIBUTORS LLC.
UNITED INDUSTRIES

SUNBELT
RENTALS

WestRock

PIP
PREFORMED
LINE PRODUCTS

HARRIS
Baking Co.

eSCO
PROCESSING AND REPAIR SERVICES LLC

A1 Metal Fabrication

← Hop 4 miles to I-49



Benton & Washington Counties | Industrial Market

SOURCE: SKYLINE REPORT

| Vacancy by Submarket | Time Period | Bentonville | Fayetteville | Lowell | Rogers | Siloam Springs | Springdale | Northwest Arkansas |
|----------------------|-------------|-------------|--------------|--------|--------|----------------|------------|--------------------|
| Office/Warehouse | 1H 2024 | 5.9% | 2.7% | 11.6% | 1.9% | 0.0% | 5.5% | 5.1% |
| | 2H 2024 | 8.2% | 0.0% | 14.1% | 4.8% | 0.0% | 5.7% | 6.3% |
| | 1H 2025 | 6.5% | 2.7% | 14.5% | 1.3% | 0.0% | 4.8% | 5.1% |
| Retail/Warehouse | 1H 2024 | 1.1% | 4.7% | 0.0% | 8.9% | 0.0% | 0.3% | 2.3% |
| | 2H 2024 | 1.1% | 1.1% | 0.0% | 0.0% | 0.0% | 0.3% | 0.4% |
| | 1H 2025 | 1.1% | 4.9% | 0.0% | 10.2% | 7.4% | 0.6% | 4.5% |
| Warehouse | 1H 2024 | 8.0% | 0.0% | 0.3% | 6.1% | 27.7% | 9.9% | 8.0% |
| | 2H 2024 | 9.9% | 0.0% | 3.7% | 7.5% | 28.6% | 5.1% | 7.6% |
| | 1H 2025 | 8.8% | 0.3% | 7.4% | 9.9% | 32.4% | 10.7% | 10.4% |

| Available Space by Submarket | Time Period | Bentonville | Fayetteville | Lowell | Rogers | Siloam Springs | Springdale | Northwest Arkansas |
|------------------------------|-------------|-------------|--------------|---------|---------|----------------|------------|--------------------|
| Office/Warehouse | 1H 2024 | 48,700 | 6,000 | 41,236 | 15,750 | 0 | 127,430 | 239,116 |
| | 2H 2024 | 68,011 | 0 | 56,720 | 39,552 | 0 | 137,060 | 301,343 |
| | 1H 2025 | 53,730 | 6,000 | 58,200 | 10,892 | 0 | 115,276 | 244,098 |
| Retail/Warehouse | 1H 2024 | 2,928 | 6,004 | 0 | 27,116 | 0 | 2,500 | 38,548 |
| | 2H 2024 | 2,928 | 1,350 | 0 | 0 | 0 | 2,500 | 6,778 |
| | 1H 2025 | 2,928 | 5,400 | 0 | 67,324 | 9,860 | 5,000 | 90,512 |
| Warehouse | 1H 2024 | 185,500 | 0 | 4,349 | 191,018 | 290,675 | 369,572 | 1,041,114 |
| | 2H 2024 | 227,356 | 0 | 59,349 | 249,528 | 305,357 | 194,765 | 1,036,355 |
| | 1H 2025 | 197,008 | 4,000 | 119,299 | 326,302 | 343,990 | 413,743 | 1,404,342 |

| 12 Month Absorption by Submarket | Bentonville | Fayetteville | Lowell | Rogers | Siloam Springs | Springdale | Northwest Arkansas |
|----------------------------------|-------------|--------------|----------|----------|----------------|------------|--------------------|
| Warehouse | -11,508 | -4,000 | -144,950 | -135,284 | -38,633 | -25,380 | -359,755 |



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