

**FOR
SALE**

**431 W. Dyke Rd. & 400 W. New Hope
Rogers, AR**

\$4,950,000

**246,000 +/- SF Warehouse
26.6 +/- ACRES**



246,000 +/- SF warehouse/manufacturing

- ✓ 36,000 +/- SF Office
- ✓ Situated on 26.62 +/- acres
- ✓ Zoned CU/I-2
- ✓ 8 dock doors
- ✓ 3 phase – 480 power
- ✓ 100% sprinkled
- ✓ 190 +/- employee parking spaces
- ✓ 43 +/- trailer parking spaces
- ✓ Rail access
- ✓ Approx. 8 acres excess land

**Bridge cranes, steam heaters, heavy electrical systems,
easily divisible into 3 areas**

**DIRECTIONS: From intersection of New Hope/S. 8th Street
turn east .3 miles, property on south side of road.**



Bill McClard, CCIM, SIOR
Lindsey & Associates, Inc.
Commercial/Industrial Division
3801 W. Walnut
Rogers, Arkansas 72756
(479) 246-1670 or 800-658-4012 Ext. 670
Website: www.BillMcClard.com



MLX# 501652

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