

FOR LEASE **\$3.25** PSF/NNN

810 - 812 Rieff
Springdale

FOR SALE
\$3,985,000



- 96,200 +/- SF building
- 76,200 +/- SF available
- Zoned C-2
- Situated on 10.7 +/- acres
(approx. 2 AC for additional buildings)
- 169' +/- depth
- 10 dock doors
- 1 ground level door
- 28' ceiling heights
- 46' +/- between support beams
- 26' sidewall
(w/32' center beam clearance)
- Sprinkled
- Fire alarm/smoke detector
- Major road access
- Only 1 mile from I-540
- 2007 Traffic Ct: 35,500
(at I-540 / Hwy 412)

**HARD TO FIND 28' CEILING HEIGHTS W/ TILT WALL CONSTRUCTION
GREAT INVESTMENT OPPORTUNITY !!**



Bill McClard, CCIM, SIOR
Lindsey & Associates, Inc.
Commercial/Industrial Division
3801 W. Walnut
Rogers, Arkansas 72756



ML# 522686
(FOR SALE)

(479) 246-1670 or 800-658-4012 Ext. 5670

Website: www.BillMcClard.com

**Directions: From I-540, exit 72
Go east onto Hwy 412, approx.
1/2 mile, turn North onto Rieff,
property at end of cul-de-sac.**

ML# 533936
(FOR LEASE)

All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

