

\$2,520
monthly/NNN

2437 N. Gregg Fayetteville, AR

**FOR
LEASE**



FEATURES

- ❖ 10,080 +/- SF Building Total
- ❖ 264 +/- SF Office
- ❖ 9816 +/- SF Warehouse
- ❖ \$3.00 per SF
- ❖ Newly constructed in 2002
- ❖ Zoned I-1
- ❖ Situated on 10.70 +/- acres
- ❖ 2 - 14 FT Drive-in Doors
- ❖ One Restroom
- ❖ Two Small Storage Area
- ❖ 2005 Traffic Count: 18,800
- ❖ Well located facility
- ❖ Easy access to 71B/College Ave.
- ❖ Only one mile from I-540
- ❖ Other Buildings Available
- ❖ Lessee to pay taxes, insurance, maintenance, utilities & janitorial

Directions: From I-540, take Exit 66 (Hwy 112), go east on Drake Ave. for approx. 1 mile, turn right onto N. Gregg, building approx. 1/2 mile on right.

MLS# 551783



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