

FOR LEASE - \$14.00 PSF 1305 SE 8th, Bentonville



- 13,120 +/- SF Building
- 7,000 +/- SF available
- Restrooms
- Handicap accessible
- Ample parking
- Tenant pays utilities
- Landlord pays taxes, insurance and CAM
- 2007 traffic count: 12,600
- Priced at **\$14.00 PSF**
- Only 1 ¼ miles to I-540

New construction can be configured to the users needs

SECTION 1

- 3,625 +/- sf total
- 3,000 +/- sf warehouse
- 625 +/- sf office
- 1 drive in door
- 1 dock door (12x12)
- 12' door height
- 2 restrooms

SECTION 2

- 1,137 +/- sf
- 1 restroom
- shower
- Stairwell to 2nd floor
- 1,700 +/- office - upstairs
- Can be divided

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Directions: From I-540, Exit 86 (Hudson/Hwy102) west one mile, north on J Street, ¼ mile, property located on the northeast corner of 8th and J Street. Located approximately one mile from Wal-Mart Headquarters and Wal-Mart ISD Facility, adjacent to Wal-Mart lay-out Building



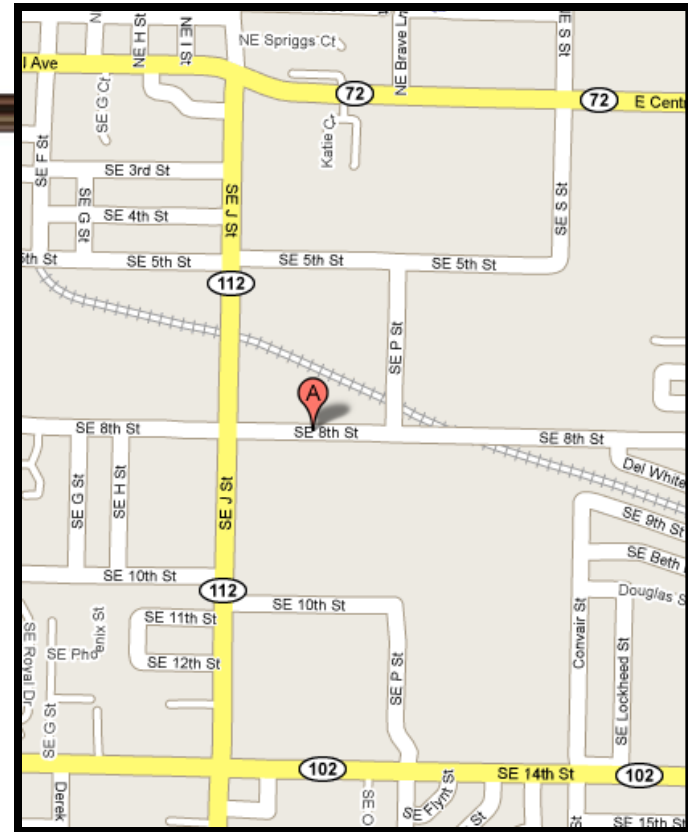
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All information contained herein given by sources deemed reliable. We do not however guarantee its accuracy.

PORTION AVAILABLE



AREA MAP



DRIVE IN DOOR



DOCK DOOR

