

# FOR LEASE \$3.25 SF/ \$9480 MONTHLY

2601 Waukesha Road, Siloam Springs



- 35,000 +/- SF
- 4,000 +/- SF Office
- 31,000 +/- SF Warehouse
- Situated on 5 +/- ACRES
- 377' +/- frontage / Waukesha
- Zoned I-1
- 2008 traffic ct: 1500
- 2 drive-in doors
- 1 overhead door
- Loading dock
- 14' – 18' ceiling hts.
- Climate controlled
- Heavy electric
- All city utilities



**Directions: Take Highway 412 West to Highway 59, take first left on E. Quarter Rd. turns into Waukesha Road. Property on left approximately 1 ½ miles**

**MLS# 592354**



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

# PROPERTY LAYOUT



# AREA MAP

