

# FOR LEASE

**\$7,000 / MONTH -NNN**

- 13,500 +/- SF building
- 3,000 +/- SF office
- 10,500 +/- SF warehouse
- Situated on 2.5 +/- acres
- 8 – pull-thru drive-in doors (12 x 14)
- 12 offices
- 4 restrooms
- Large break room area
- Large truck scale in back
- Wash bay
- Paint bay
- Area over office for extra storage
- Can divide

2156 E. Emma , Springdale



ML# 592409



**Bill McClard, CCIM, SIOR**

*Lindsey & Associates, Inc.  
Commercial/Industrial Division  
3801 W. Walnut*

*Rogers, Arkansas 72756*

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

*Website: [www.BillMcClard.com](http://www.BillMcClard.com)*



DIRECTIONS: From the intersection of 71B/  
S. Thompson and W. Emma – head east on  
W. Emma – 1.8 miles, property on north side of road.

