

REDUCED PRICE
\$10.00
~~\$12.00~~
annually/NNN

FOR LEASE

3408 SE J Street
Bentonville



Directions: I-540, Exit 85, west on Walton
¾ mile, north on SE J, property on west
side of SE J.

- 6300 +/- SF Building (total)
- **2900 +/- SF service garage (available)**
w/900 +/- SF open area/w small
office and restroom
- Zoned C-2
- 3 drive-in doors
- Ample Parking
- Frontage on new 4-lane SE J
- Only ¾ mile from I-540
- Tenant pays taxes, insurance,
utilities, phone and CAM
- Also available FOR SALE (ML# 603665)

\$3166
(MONTHLY)



Bill McClard, CCIM, SIOR

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

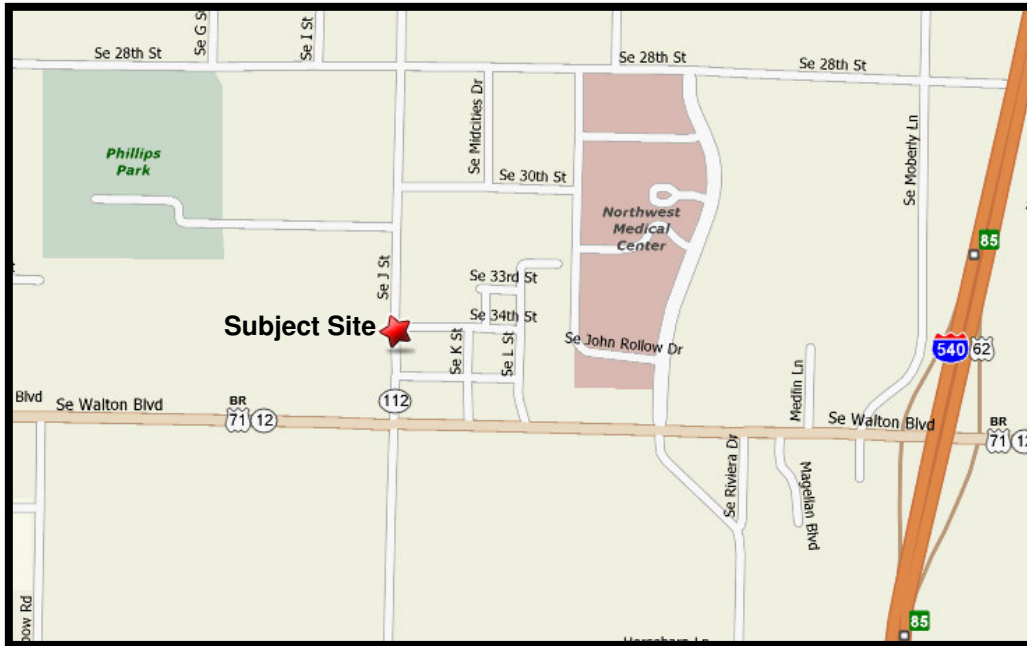
Rogers, Arkansas 72756
(479) 246-1670 or 800-658-4012 Ext. 5670

Website: www.BillMcClard.com



ML# 603662

AREA MAP



FLOOR PLAN

