

# 3744 Wagon Wheel Road

Springdale, Ar 72762



**List Price:** \$14  
**MLS#:** 1301483  
**Beds:** 0  
**Garage:** 0  
**Square Feet:** 30,000  
**Price / Square Foot:** \$0.00  
**Type:** CommercialLease  
**Built:** 2024  
**County:** Benton  
**School:**

## Description

Available Space: 7,500 - 30,000 SF

Asking Rent: \$14.00 PSF

Rent Type: NNN

Roll-Up Doors: 5 (12' x 10')

Clear Height: 23'

Building Dimensions: 299'8" x 100'1"

Dock: 1

Year Built: 2023

Parking: 22 spaces

Sprinklers: Yes

Property Highlights

Location: 0.4-mile drive to Interstate-49

Office Build-Out: Building will be delivered with  $\pm$ 1,007 SF turnkey office space

Additional Information

Entire 30,000 SF building available

Turnkey  $\pm$ 1,007 SF office build-out addition

To be completed by May/June 2025

Building will be delivered with the pictured improvements

## Property Details

Lot Size	1.80 Acres
Listed By	Focus Commercial Real Estate