

1102A-1106B Shaver Street

Springdale, Ar 72758



List Price: \$2,700,000
MLS#: 1318259
Beds: 0
Garage: 0
Square Feet: 21,089
Price / Square Foot: \$128.03
Type: CommercialSale
Built: 1978
County: Washington
School:

Description

1102–1106 Shaver Street is a well-located industrial portfolio in Northwest Arkansas totaling 21,089 SF across six buildings (avg. 3,515 SF/unit). Less than a mile from I-49 and near the Hwy 412 interchange—two key transportation corridors—it offers strategic access for trade, service, and logistics.

Currently 71% leased to three tenants on triple-net leases, the portfolio generates an average base rent of \$11.07/SF. Nearby leases range from \$12.00–\$13.50 NNN, creating strong potential for rental growth.

The southern half includes three vacant buildings totaling 6,156 SF, last leased at \$7.55 NNN before mid-2025 move-outs. With market momentum and modest improvements, lease-up could push total income above an 8.5% cap rate.

Its visibility, access, and proximity to industrial users and Springdale’s growth make Shaver a compelling opportunity for investors or owner-users. Contact us for lease expiration details and a redacted rent roll.

Property Details

Lot Size	1.70 Acres
Listed By	Focus Commercial Real Estate