

1000 W Monroe Avenue

Lowell, Ar 72745



List Price: \$16

MLS#: 1326256

Beds: 0

Garage: 0

Square Feet: 11,880

Price / Square Foot: \$0.00

Subdivision: Lowell Commerce Park Sub Lowell

Type: CommercialLease

Built: 2025

County: Benton

School:

Description

Available: 1,980–11,880 SF (demisable).

Asking rent: \$16.00 PSF | NNN.

Grade level doors: 6 total (1 per 1,980 SF) 12' x 12'.

Min wall height: 13'.

Peak height: 18'.

Parking: 12 spaces.

Power capacity: 200A single phase.

Now leasing four brand-new warehouse buildings offering flexible units from ±1,960–11,900 SF (demisable).The Landlord will deliver each space with the pictured example buildout in place, with construction on the first phase scheduled for completion by December/January. Each unit will feature a 12' x 12' grade-level door, 18' clear height, and 200A single-phase power. Conveniently positioned on Highway 264 with traffic counts exceeding 26,000 vehicles per day, the property is strategically located less than a mile from Interstate-49 and JB Hunt's corporate headquarters, and just a 1.2-mile drive to Highway 71B. This prime location offers unmatched accessibility, visibility, and connectivity to Northwest Arkansas' major business corridors.

Property Details

Lot Size	3.70 Acres
Listed By	Focus Commercial Real Estate