## 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