

2702 Little Flock Drive

Little Flock, Ar 72756



List Price: \$18
MLS#: 1336247
Beds: 0
Garage: 0
Square Feet: 6,150
Price / Square Foot: \$0.00
Type: CommercialLease
Built: 2023
County: Benton
School:

Description

Available: 6,150 sf.

Rent: \$17.50 psf | nnn.

Grade level doors: 2 total (12').

Min wall height: 15' x 10".

Peak height: 22' x 8".

Parking: 15+ spaces.

Power capacity: 1 phase — 220 amp.

This 6,150 sf flex building, built in 2023, offers modern, versatile space ideal for office, showroom, or light industrial users in a prime Northwest Arkansas location. The property features full HVAC, two grade-level doors, 15+ parking spaces, a second-floor office area, two bathrooms each with a shower, approximately 15'10" minimum wall height with up to 22'8" peak height, and 1-phase, 220 amp power. Located just 1.4 miles from I-49. Offered at \$17.50 psf nnn, this is a strong opportunity for tenants seeking high-quality, newer flex space with convenient regional connectivity.

Property Details

Listed By	Focus Commercial Real Estate
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