

2763 E Robinson Avenue

Springdale, Ar 72764



List Price: \$1,200,000
MLS#: 1347367
Beds: 0
Garage: 0
Square Feet: 7,200
Price / Square Foot: \$166.67
Type: CommercialSale
Built: 2003
County: Washington
School:

Description

Bay doors: 2 (24' x 14').

Min wall height: 16'.

Peak height: 19'.

Parking: 35–40 spaces.

Office SF: ±1,500 SF.

This ±7,200 SF flex building offers a versatile opportunity for owner-users or investors seeking a well-positioned industrial asset along the Highway 412 corridor. Situated just 5.2 miles from Interstate 49, the property features ±1,500 SF of office space including a reception area, breakroom, three private offices, and two restrooms. Additional property highlights include two oversized bay doors (24' x 14'), 16' minimum wall height, 19' peak height, and approximately 35–40 parking spaces, making the property well-suited for a variety of warehouse, service, distribution, or flex users. Additionally, the property includes an existing income-producing tenant, Twice the Ice, located within the parking lot area. The Twice the Ice lease will convey with the sale of the property and is currently generating \$600 per month on a month-to-month lease, providing supplemental income for a future owner.

Property Details

Lot Size	1.00 Acres
Air Condition	CentralAir
Exterior	Steel
Listed By	Focus Commercial Real Estate