



For Lease

Rate:

\$3.95 PSF NNN

Contact us:

Wade Smith

Brokerage
+1 214 924 1605
wade.smith@colliers.com

John Rowland

Brokerage Associate
+1 501 804 2514
john.rowland@colliers.com



4204 S. Pinnacle Hills Parkway
Suite 102
Rogers, AR 72758
P: +1 479 636 9000
F: +1 479 254 3799
colliers.com



501 N Lincoln Street

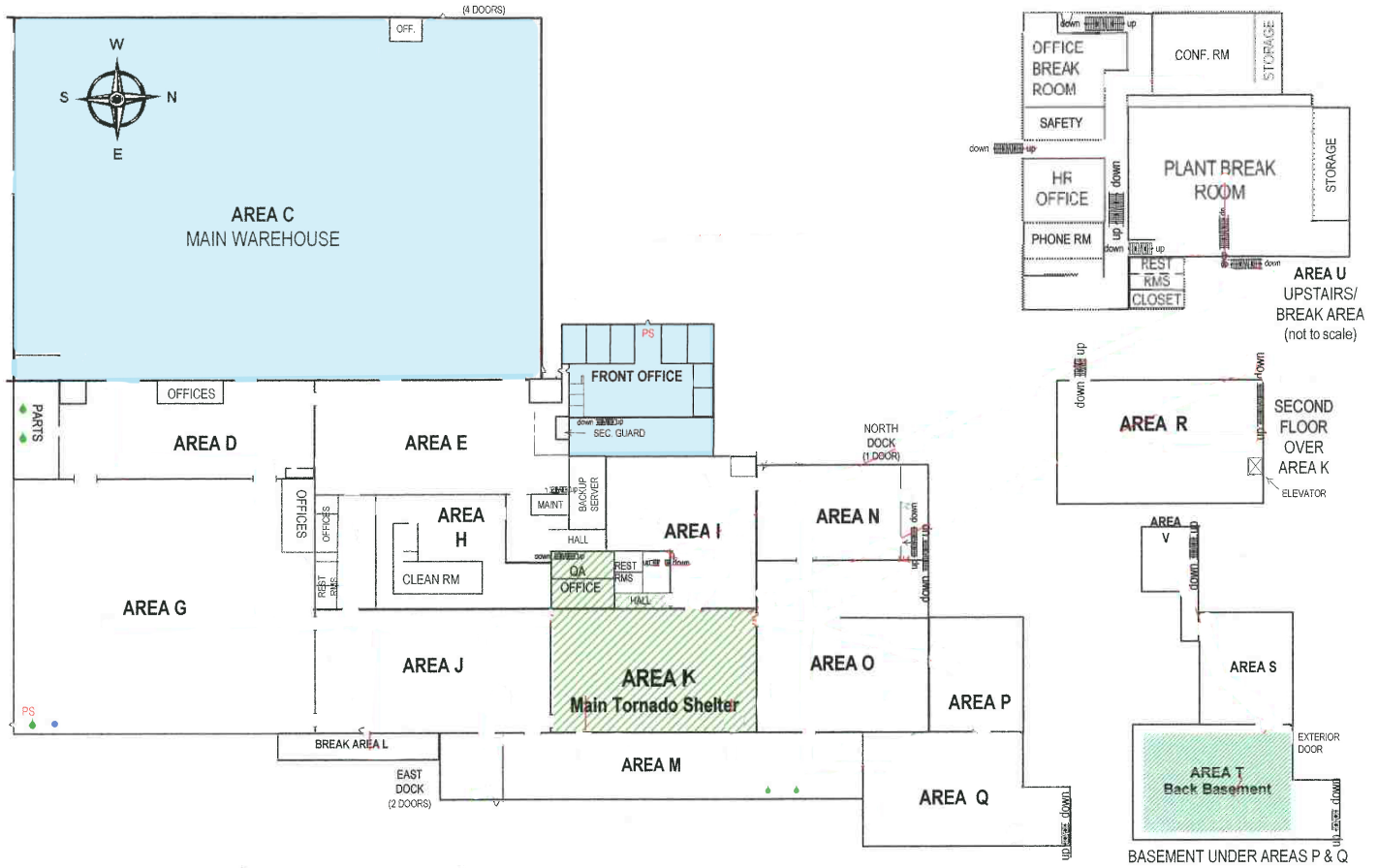
Siloam Springs, Arkansas

Property Features

- Available in approximately 90 days
- +/- 80,000 to 196,732 SF of industrial warehouse for lease
- 16 feet to 18 feet clear heights with heavy power
- 8 docks and roll-up doors
- Fully sprinkled warehouse with multiple offices
- Potential rail access to the Kansas City Southern Railroad
- Blended rate for areas of divisibility (see page two layout)

Building is equipped with many features including accessible dock doors, office / break rooms and covered delivery area. Property has easy access to Highway 412 and the area includes amenities to restaurants, retailers and is near Historical Downtown Siloam Springs.

Layout & Photos



Dock doors
Roll-up doors



Quick access to
Highway 412

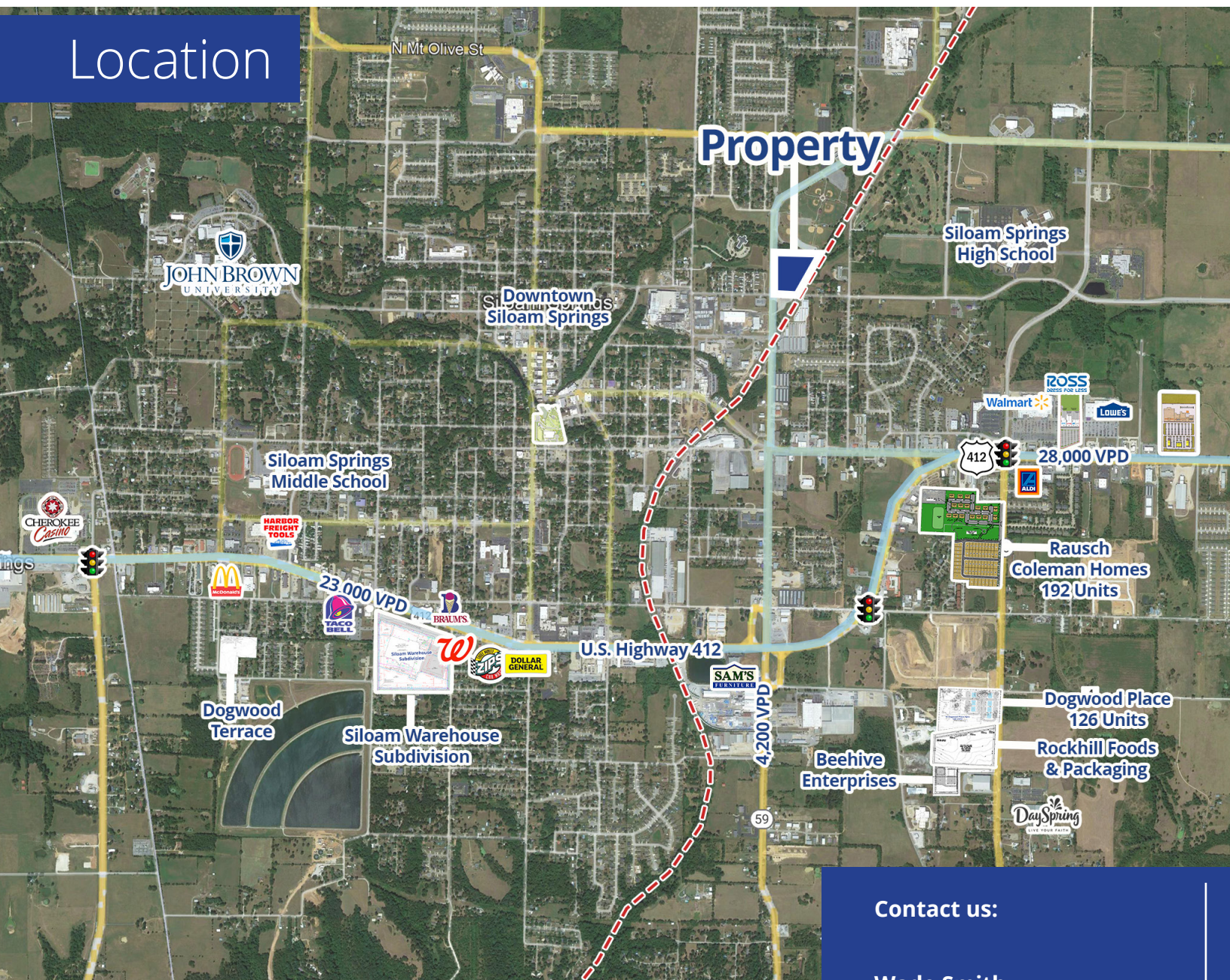


Near downtown
and Highway
412 retail



Heavy
power

Location



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	5,869	20,505	25,758
Projected Population (2028)	6,000	22,055	27,816
Average HH Income (2023)	\$74,242	\$81,462	\$82,399
Proj. Average HH Income (2028)	\$86,638	\$92,008	\$93,816
Households (2023)	1,917	7,125	9,026

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