



FOR SALE OR LEASE

Rate:

\$3.50 PSF NNN

Contact us:

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Industrial Warehouse Space

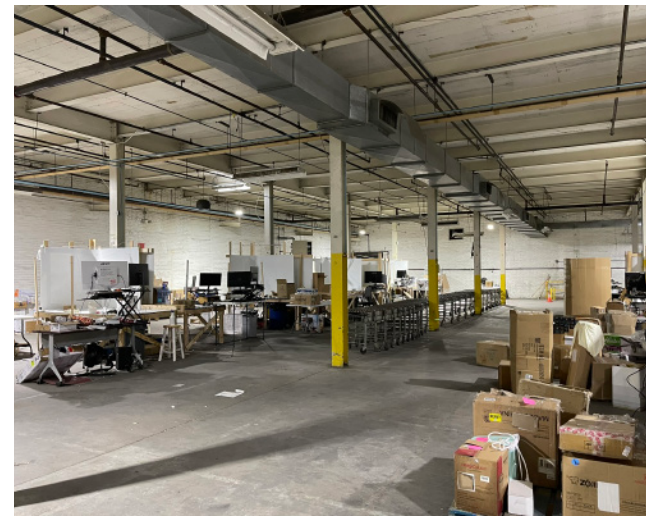
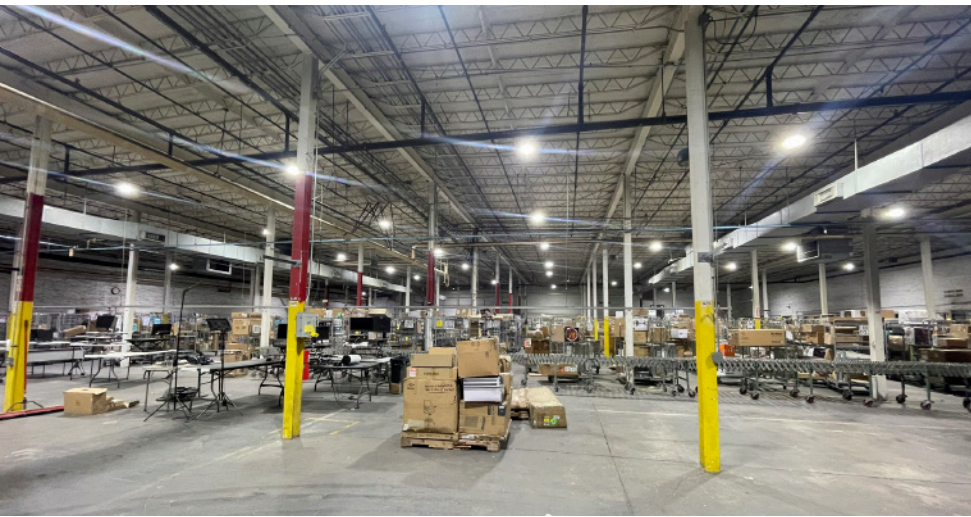
501 N Lincoln Street
Siloam Springs, Arkansas

Property Features

- 25,000 to 84,946 square feet of industrial warehouse for sale or lease
- 16 feet to 18 feet clear heights with heavy power
- 2 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 Historic Downtown Siloam Springs.

LAYOUT & PHOTOS



Dock doors
Roll-up doors



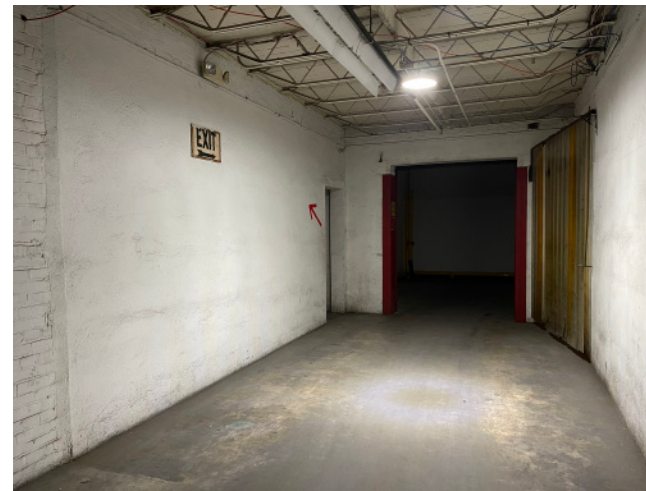
Quick access to
Highway 412



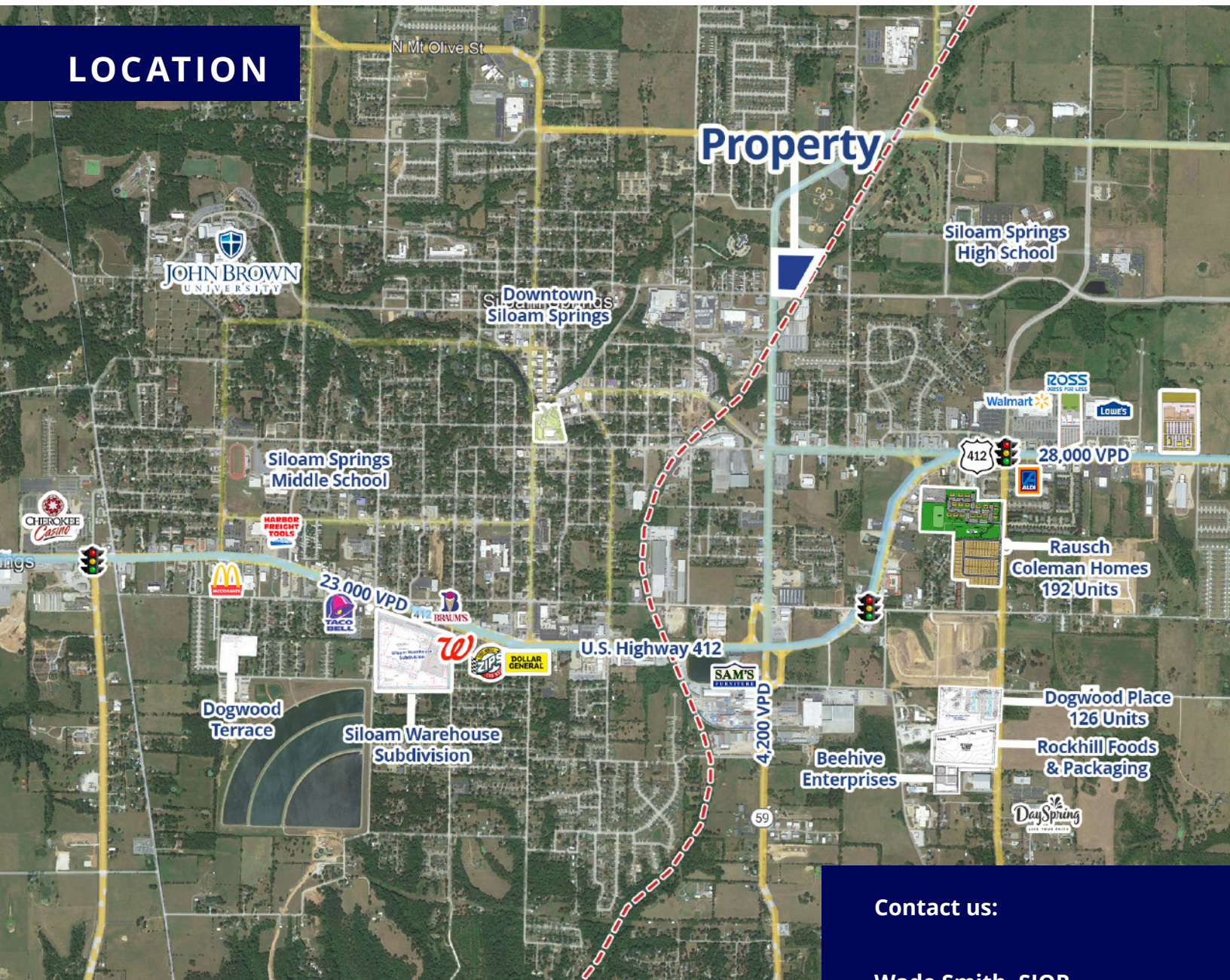
Near downtown
and Highway
412 retail



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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