

**FOR SALE | 2-TENANT INDUSTRIAL PORTFOLIO**



**INVESTMENT OPPORTUNITY**

# **INDUSTRIAL PORTFOLIO**

**1816 DENTECH DRIVE | SPRINGDALE, AR**



**CUSHMAN &  
WAKEFIELD**



**SAGEPARTNERS.COM**



# THE OFFERING

## 1816 DENTECH DRIVE | SPRINGDALE, AR

Offering Price: \$4,500,000

Cap Rate:  $\pm 7.0\%$

NOI:  $\pm 316,000$

Building Size: 59,000 SF

Price per SF \$75/SF

## HIGHLIGHTS

- 2-Tenant Industrial site on 6.78 acres
- Main building features 10 exterior docks; 4 drive-in
- Located in Northwest Arkansas, one of the fastest growing areas in the country
- In a designated Opportunity Zone; one half mile from I-49 and near Hwy 102
- Approximately 20 minutes from NWA Regional Airport
- Companies headquartered nearby include: Tyson, Walmart, SAM's Club, and JB Hunt Trucking





# PROPERTY PHOTOS

## 1816 DENTECH DRIVE | SPRINGDALE, AR



# TENANTS

## 1816 DENTECH DRIVE | SPRINGDALE, AR



|             |   |
|-------------|---|
| Tenant:     | New Century Countertops   |
| Lease Term: | 6 years remaining   |
| Leased SF:  | 47,000 SF   |
| Lease Type: | Modified Gross. Tenant pays taxes, insurance, and maintenance that exceeds 2022 Base Year |
| 2023 Rent:  | \$5.62/SF   |



New Century Countertops is a locally owned and operated countertop fabricator in Springdale and Fort Smith, Arkansas. The countertop showroom and warehouse in Springdale showcases the best countertop materials, including quartz, granite, soapstone, marble, wood, and more. Countertop experts can template a new countertop layout or work with existing cabinets to finish design for countertops, backsplash, fireplace, bathtub, shower, or pretty much any place you can imagine for a solid surface installation. [www.newcenturycountertops.com](http://www.newcenturycountertops.com)

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|             |  |
|-------------|--|
| Tenant:     | Amerimax Holdings                                  |
| Lease Term: | .5 years remaining                                 |
| Leased SF:  | 12,000 SF  |
| Lease Type: | NNN. Tenant pays taxes, insurance, and maintenance |
| 2023 Rent:  | \$6.00/SF  |



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# SITE PLAN

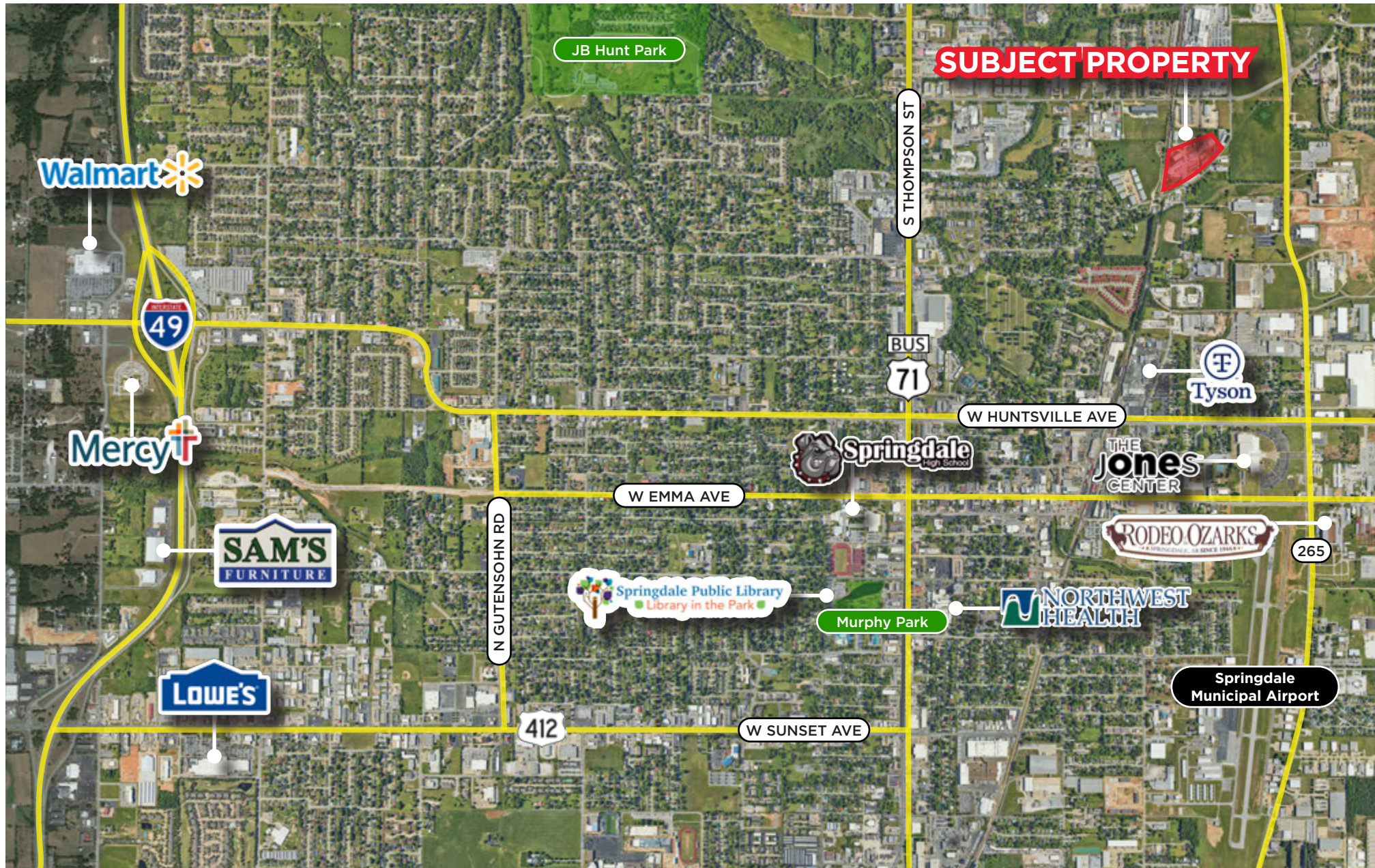
1816 DENTECH DRIVE | SPRINGDALE, AR





# AERIAL

## 1816 DENTECH DRIVE | SPRINGDALE, AR







**FOR MORE INFORMATION, CONTACT:**



**MATT IMHOFF, SIOR, CCIM**

**VICE PRESIDENT**

- BS in Electrical Engineering from the University of Arkansas
- MS in Technological Entrepreneurship from Northeastern University in Boston, MA
- Involved in investment sales of over \$400 million of real estate
- Focus on investment sales, office, industrial, and retail
- Certified Commercial Investment Member

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