

3 PROPERTIES | 150,000 SF | 93% OCCUPIED

NORTHWEST ARKANSAS FLEX PORTFOLIO



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PORTFOLIO OVERVIEW

Cushman & Wakefield | Sage Partners is pleased to exclusively present for sale the Northwest Arkansas Flex Portfolio, a three-property, 149,816-square-foot industrial portfolio strategically located in Springdale, Arkansas. The portfolio consists of 38 tenant spaces across Athens Avenue, Worth Lane, and Dentech Drive and is currently 93% occupied, providing stable in-place cash flow with additional upside through mark-to-market rent growth and lease-up potential.

The offering represents a rare opportunity to acquire institutional scale within Northwest Arkansas' highly fragmented small-bay industrial sector. Opportunities to acquire three strategically located flex and industrial assets totaling nearly 150,000 square feet in a single transaction are exceptionally limited within the market. Collectively, the properties provide diversified cash flow, broad tenant exposure, and operational scale within one of the country's fastest-growing metropolitan regions.

The portfolio benefits from strong regional connectivity with access to Interstate 49, Highways 412 and 71B, and the Springdale Northern Bypass extension, positioning the assets to capitalize on continued industrial growth throughout the region. With a diversified tenant roster spanning industrial, service-oriented, distribution, and contractor-related users, the portfolio provides durable income supported by strong regional demand fundamentals. In-place rents remain below market across much of the portfolio, creating a compelling opportunity for future NOI growth through renewals, rollover, and continued operational optimization.

ADDRESSES	1086 Athens Ave, Springdale, AR 2380 Worth Ln, Springdale, AR 1816 Dentech Dr, Springdale, AR
OFFERING PRICE	\$15,850,000
NOI*	\$1,101,216
CAP RATE	6.95%
BUILDING SF	149,816
TOTAL LAND AREA	12.32 ±
OCCUPANCY	93%
WALT	1.77 Year(s)
MARK-TO-MARKET UPSIDE	29%
CURRENT TENANTS	33

*NOI shown represents annualized income for in place tenants



PORTFOLIO AERIAL



THE OFFERING

Rare Opportunity to Acquire Scaled Small-Bay Industrial Portfolio

The Northwest Arkansas Flex Portfolio consists of three strategically located industrial properties totaling 149,816 square feet across 38 tenant suites. Opportunities to acquire this level of scale within Northwest Arkansas' highly fragmented flex and small-bay industrial sector are exceptionally limited.

Stable In-Place Cash Flow with Additional Upside

The portfolio is currently 93% occupied and provides durable in-place income supported by a diversified tenant base. Additional upside exists through lease-up of remaining vacancy, mark-to-market rent growth, and continued operational optimization.

Exposure to One of the Nation's Fastest-Growing Regions

The assets are located within Northwest Arkansas, one of the fastest-growing metropolitan regions in the United States, supported by continued population growth, corporate investment, and expanding industrial demand fundamentals.

Functional Multi-Tenant Industrial Product

The portfolio features flexible suite configurations, multiple drive-in doors, and layouts designed to accommodate a broad range of industrial, contractor, distribution, and service-oriented users.

Strategic Regional Connectivity

The properties benefit from strong connectivity to Interstate 49, Highways 412 and 71B, and the Springdale Northern Bypass extension, positioning the portfolio to capitalize on continued industrial and infrastructure growth throughout the region.

Diversified Tenant Roster

The portfolio's 38 tenant suites provide broad tenant diversification across multiple industries and reduce reliance on any single occupant or business sector.

Embedded Rental Growth Potential

In-place rents across much of the portfolio remain below market, creating a compelling opportunity for future NOI growth through renewals, rollover, and leasing activity within a supply-constrained industrial market.



1086 ATHENS AVE | SPRINGDALE, AR



PROPERTY OVERVIEW

1086 Athens Avenue is a stabilized multi-tenant flex asset positioned within one of Springdale's most active industrial corridors. The property features highly functional small-bay suites with strong tenant retention characteristics and benefits from immediate access to Highway 71B, the Springdale Northern Bypass extension, Highway 412, and Interstate 49. The asset's diversified rent roll and strategic location provide stable in-place income within a supply-constrained segment of the Northwest Arkansas industrial market.

NOI* \$347,234

ADDRESS 1086 Athens Ave, Bethel Heights, AR

BUILDING SF 32,515 ± SF

SITE AREA 2.54 ± Acres

OCCUPANCY 93%

WALT 1.52 Year(s)

AVG. IN PLACE RENT \$10.57

MARK-TO-MARKET UPSIDE 32.4%

OF TENANTS 12

LEASE STRUCTURE NNN

**NOI shown represents annualized income for in place tenants.*



RENT ROLL

SUITE	SF	RENT/SF	RENT/YR	LEASE EXP
A,B	4,805	\$9.27	\$44,542	12/11/2026
C	2,406	\$12.36	\$29,738	03/31/2028
D	2,403	\$9.27	\$22,276	10/01/2027
E (Vacant)	2,416	\$0.00	\$0.00	—
F	2,067	\$10.13	\$20,939	03/31/2028
G	2,395	\$12.00	\$28,740	01/01/2029
H	2,397	\$12.00	\$28,764	08/01/2028
I	2,416	\$8.71	\$20,233	12/31/2027
J	2,377	\$12.36	\$29,380	08/01/2027
K	2,215	\$10.00	\$22,150	01/01/2029
L	2,382	\$10.00	\$23,820	08/22/2027
M	2,285	\$12.00	\$27,420	01/31/2027
N	2,244	\$9.02	\$20,241	12/31/2027
TOTAL	32,515	\$9.79	\$318,242	
<i>AVG IN-PLACE RENT (LEASED)</i>		<i>\$10.57</i>		
VACANT SF	2,416			
OCCUPANCY	92.57%			

PROPERTY PHOTOS



PROPERTY AERIAL



SITE PLAN



BLDG	SF	DRIVE-INS
1	13,626	6
2	18,889	8

2380 WORTH LANE | SPRINGDALE, AR



PROPERTY OVERVIEW

2380 Worth Lane offers investors a value-add multi-building industrial asset with immediate upside through lease-up of remaining vacancy and continued conversion of below-market rents. Located on Highway 412 with strong regional connectivity, the property caters to a broad range of industrial and service-oriented tenants through flexible suite sizes and multiple drive-in configurations. The asset presents an opportunity to increase NOI while maintaining exposure to Northwest Arkansas' strong industrial fundamentals.

NOI*	\$423,384
ADDRESS	2380 Worth Ln, Springdale, AR
BUILDING SF	58,300 ± SF
SITE AREA	3.643 ± Acres
OCCUPANCY	85%
WALT	1.37 Years(s)
AVG. IN PLACE RENT	\$9.52
MARK-TO-MARKET	16%
# OF TENANTS	19
LEASE STRUCTURE	Mix of NNN/Modified Gross

*NOI shown represents annualized income for in place tenants.



RENT ROLL

2218	SF	RENT/SF	RENT/YR	LEASE EXP
A,B	4,034	\$10.91	\$44,004	03/31/2027
2270	SF	RENT/SF	RENT/YR	LEASE EXP
A	2,430	\$9.14	\$22,200	06/30/2029
B	2,430	\$10.00	\$24,300	06/30/2029
C	2,430	\$9.00	\$21,870	06/18/2031
D	2,430	\$10.00	\$24,300	12/31/2026
E,F	4,860	\$8.76	\$42,549	06/30/2026
2272	SF	RENT/SF	RENT/YR	LEASE EXP
A	2,822	\$10.00	\$28,224	08/31/2026
B	2,822	\$8.25	\$23,282	06/30/2027
C (Vacant)	2,822	\$0.00	\$0	
D	2,822	\$10.00	\$28,224	03/01/2027
E	2,822	\$8.50	\$23,987	04/30/2026
F	2,822	\$8.50	\$23,987	03/31/2027
2334	SF	RENT/SF	RENT/YR	LEASE EXP
A	3,034	\$9.00	\$27,306	12/31/2027
B (Vacant)	3,034	\$0.00	\$0	
C	3,034	\$10.00	\$30,340	05/30/2029
D	3,034	\$11.00	\$33,360	09/30/2026
2380	SF	RENT/SF	RENT/YR	LEASE EXP
A (Vacant)	1,517	\$0.00	\$0	
B (Vacant)	1,517	\$0.00	\$0	
C	1,517	\$10.00	\$15,170	10/05/2026
D	1,517	\$9.04	\$13,716	02/28/2027
E	1,517	\$9.33	\$14,160	08/31/2026
F	1,517	\$10.00	\$15,170	03/30/2028
G	1,517	\$9.27	\$14,063	06/30/2027
TOTAL	58,301	\$8.07	\$470,211	
AVG IN-PLACE RENT (LEASED)		\$9.52		
VACANT SF	8,890	16%		
OCCUPANCY	84.75%			

PROPERTY PHOTOS



SITE PLAN



BLDG	SF	DRIVE-INS
2219 Worth Ave	4,034	1
2270 Worth Ave	14,580	6
2272 Worth Ave	16,932	6
2234 Worth Ave	12,136	4
2380 Worth Ave	10,619	7

PROPERTY AERIAL



1816 DENTECH DR | SPRINGDALE, AR



NOT
INCLUDED

PROPERTY OVERVIEW

1816 Dentech Drive is a two-tenant industrial property located within a designated Opportunity Zone in East Springdale. The asset has benefited from long-term tenancy and stable occupancy, demonstrating the property's utility and the durability of demand for functional industrial product in the market. The property offers a functional industrial layout with outdoor storage capability and strong connectivity to major regional transportation corridors. In-place rents remain meaningfully below market, providing investors the opportunity to capture future rental growth within one of Northwest Arkansas' fastest-growing industrial submarkets.

NOI* \$353,689.72

ADDRESS 1816 Dentech Dr, Springdale, AR

TOTAL BUILDING SIZE 59,000 ± SF

SITE AREA 6.14 ± AC

OCCUPANCY 100%

WALT 2.56 Year(s)

AVG. IN PLACE RENT \$6.36

MARK-TO-MARKET 42%

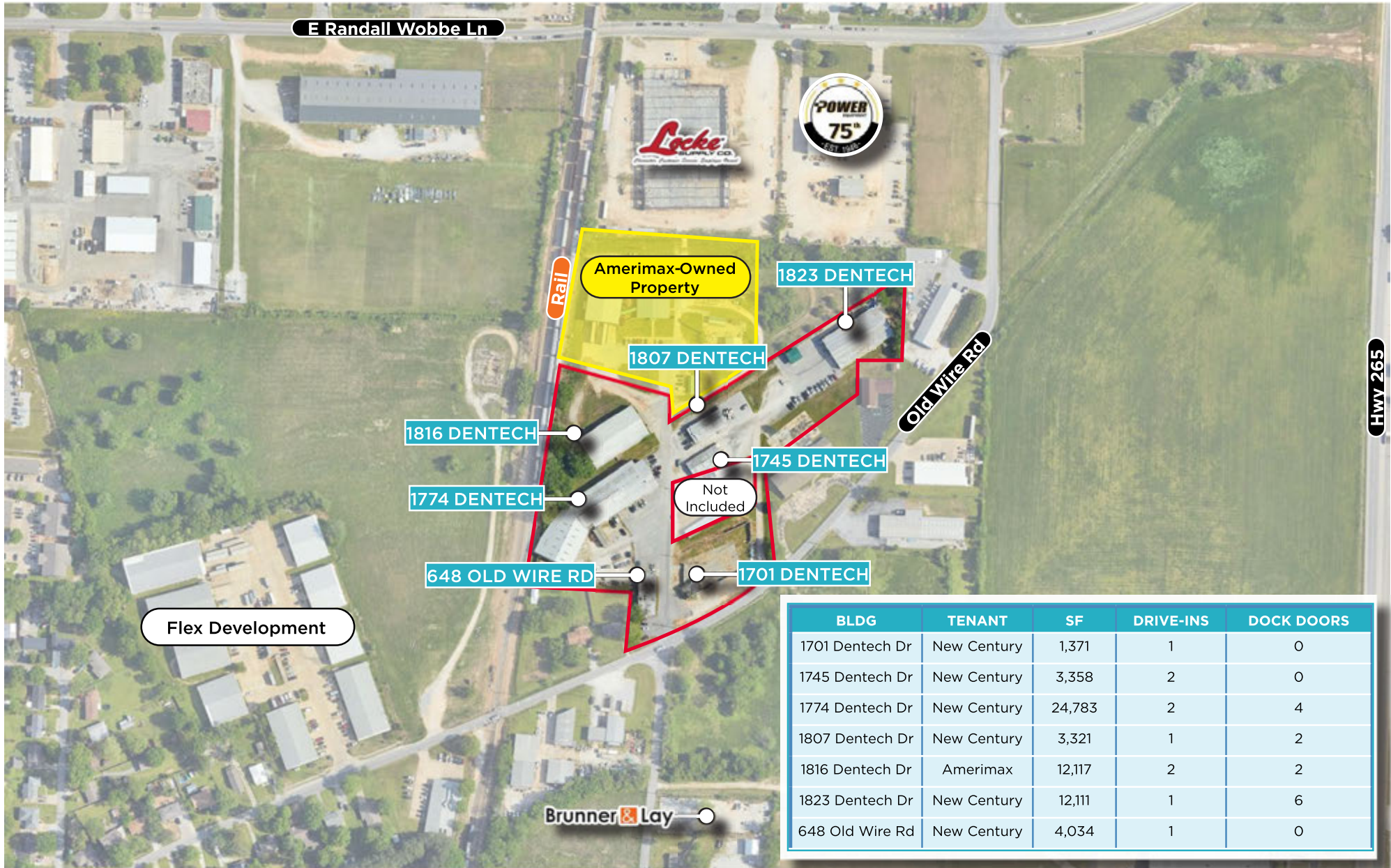
OF TENANTS 2

LEASE STRUCTURE Modified NNN (Tenant is responsible for all operating expenses including maintenance, repairs, and replacements. Tenant is responsible for the increase in Taxes and Insurance over a 2022 base year.)

*NOI shown represents annualized income for in place tenants.



SITE PLAN



BLDG	TENANT	SF	DRIVE-INS	DOCK DOORS
1701 Dentech Dr	New Century	1,371	1	0
1745 Dentech Dr	New Century	3,358	2	0
1774 Dentech Dr	New Century	24,783	2	4
1807 Dentech Dr	New Century	3,321	1	2
1816 Dentech Dr	Amerimax	12,117	2	2
1823 Dentech Dr	New Century	12,111	1	6
648 Old Wire Rd	New Century	4,034	1	0

TENANT OVERVIEW



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.

[CLICK TO VIEW COMPANY WEBSITE](#)

INSERT ADDRESS	
NEW CENTURY COUNTERTOPS	
LEASED SF	47,000
LEASE TERM	7 years (Over 15 years at this location)
LEASE EXPIRATION	8/14/2029
LEASE TYPE	Modified NNN
BASE RENT	\$276,059 (\$5.87/SF)
ESCALATION	1.5% Annually
EXTENSION OPTION	None



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INSERT ADDRESS	
AMERIMAX GLOBAL	
LEASED SF	12,000
LEASE TERM	8 months (9 years at this location)
LEASE EXPIRATION	12/31/2026
LEASE TYPE	Modified NNN
BASE RENT	\$99,000 (\$8.25/SF)
ESCALATION	N/A
EXTENSION OPTION	None

PROPERTY AERIAL



NORTHWEST ARKANSAS SUBMARKET OVERVIEW

NWA Industrial Statistics — Q1 2026

	YOY Chg	12-Month Forecast*
5.2% NWA Vacancy Rate	▲	▼
7.6% National Vacancy Rate	▲	▬
\$9.69 Market Rent/SF	▲	▲

“Northwest Arkansas has seen some of the strongest growth in asking rent among its peer markets. Year-over-year, industrial rents have increased by 2.3%, similar to other areas like Durham and Baton Rouge. The whole market reports an average industrial rent of \$9.70/SF as of this current quarter.’ -CoStar

AREA DEMOGRAPHICS



**41 % POPULATION GROWTH
IN NWA SINCE 2010**



**36 PEOPLE MOVING TO
NWA PER DAY**



33.1 MEDIAN AGE



**\$113,051 AVG HOUSEHOLD
INCOME**

*Source: NWA Council, ESRI

The Fayetteville-Bentonville-Rogers-Springdale MSA, commonly referred to as Northwest Arkansas, is made up of 3 counties, Benton, Washington, and Madison. The region is home to the world’s largest retailer, and #1 on the 2024 Fortune 500 list, Walmart. The MSA is experiencing rapid growth. Northwest Arkansas is the fastest growing multifamily market, by percentage, in the US. The metro is on pace to break into the nation’s top 100 largest MSA’s with 1M+ residents expected by 2040.

The American Legislative Exchange Council ranked Arkansas #10 for economic outlook in its ALEC-Laffer State Economic

Competitiveness Index. Gov. Sanders says this is due to the pro-growth policies focused on cutting taxes, growing the workforce, and investing in education.

Investors and users continue to be attracted to older assets below replacement cost for product.

According to Groundwork NWA, “Developers cite a lack of low-interest rate debt... [and given] increasing development costs, including land costs, developers are faced with greater financing caps than before.”

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