

1275 SUNCHASE COURT, UNIT 1, FAYETTEVILLE

FLEX SPACE FOR LEASE

WILL JARRATT
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PALMER HAYS, SIOR
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LEASE OVERVIEW

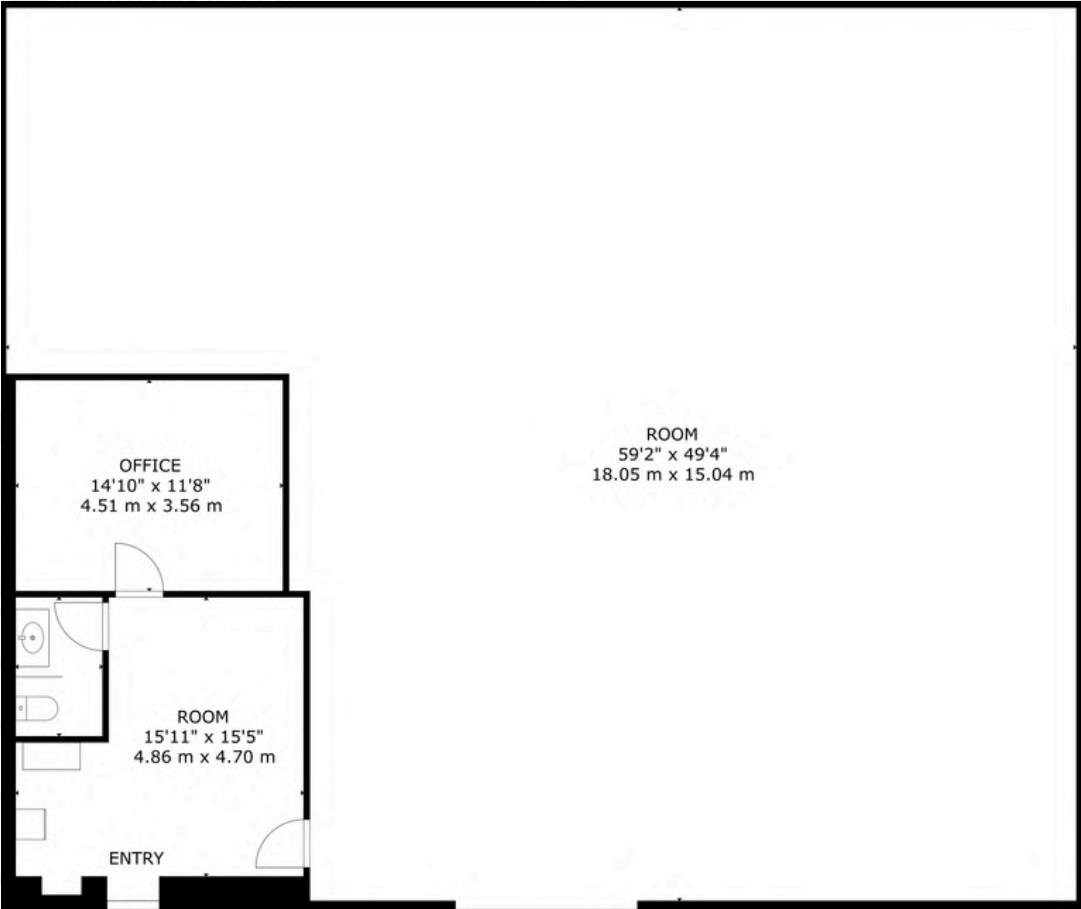
AVAILABLE:	4,000 SF
RENTAL RATE:	\$12.00 PSF, NNN
GRADE LEVEL DOORS:	1 (10' x 10')
MIN WALL HEIGHT:	16'
PEAK HEIGHT:	20'
OFFICE:	±173 SF
POWER CAPACITY:	SINGLE-PHASE

EXECUTIVE SUMMARY

Position your business in one of Fayetteville's most accessible industrial locations with this 4,000 SF flex space just minutes from I-49. Ideal for contractors, light industrial users, warehousing, or distribution, the property features one ±173 SF office and one half bathroom, a 10' x 10' grade-level door, 16' sidewalls with a 20' peak height, and separately metered utilities. Offered at \$12.00 PSF, NNN, this functional space provides an efficient layout for businesses seeking convenient access and affordable occupancy.

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FLOOR PLAN



DISCLAIMER: FLOOR PLAN IS FROM A SIMILAR UNIT WITHIN THE INDUSTRIAL PARK AND DOES NOT REPRESENT THE EXACT LAYOUT OR FINISHES OF THE AVAILABLE SPACE.

INTERIOR PHOTOS



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AERIAL VIEW



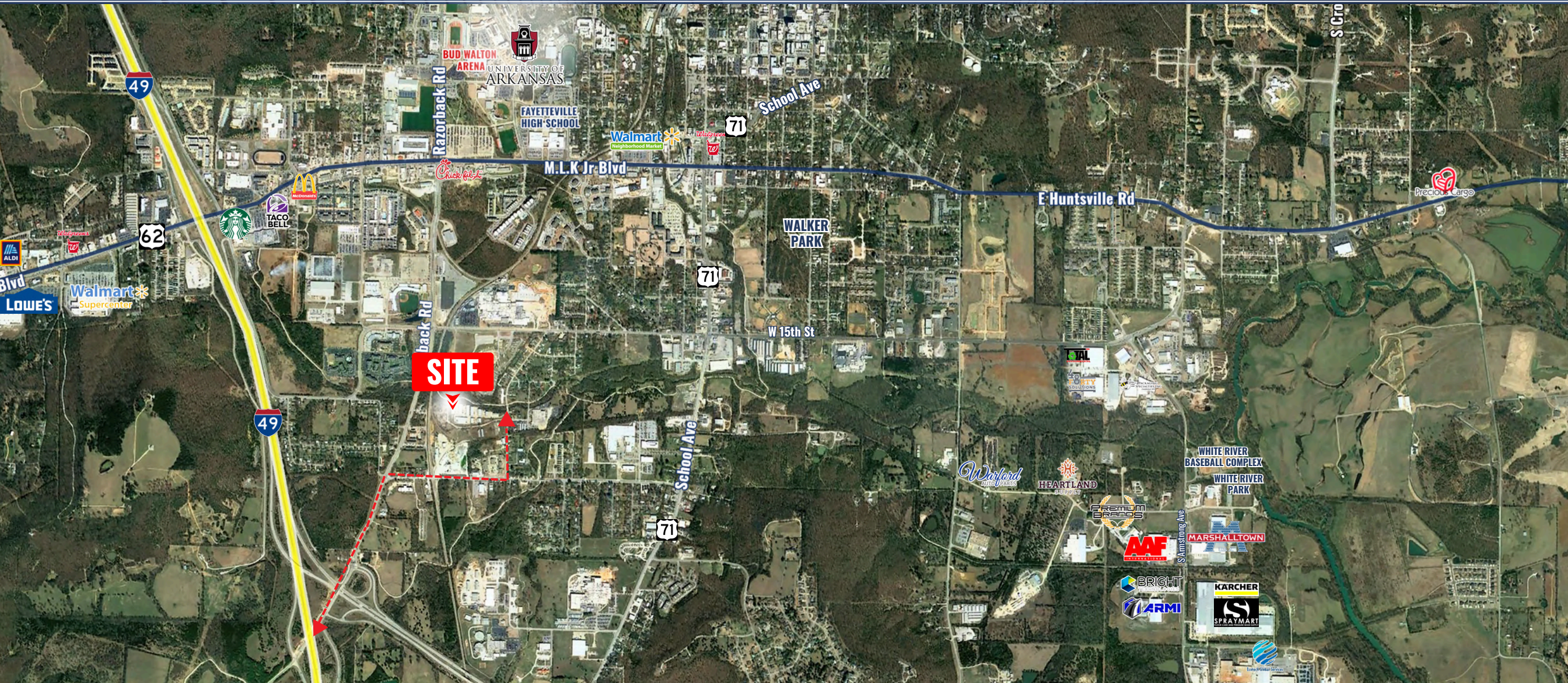
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AERIAL MAP VIEW



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DRIVE-TIME MAP



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CONTACT US



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Palmer Hays is a Northwest Arkansas native focused exclusively on industrial and land transactions. Palmer has worked with hundreds of tenants, landlords, and ownership groups across the region and has remained one of the most consistently active brokers in the Northwest Arkansas industrial market.

His business is built on a disciplined understanding of market fundamentals and a strong, consistent work ethic, allowing him to guide clients through real estate decisions with clarity and precision. When grouped with consistent deal flow this provides a real-time lens into market behavior, allowing clients to act on actionable insights rather than generalized assumptions.



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Will Jarratt specializes in industrial tenant and landlord representation at Focus Commercial Real Estate, working closely with the industrial team to deliver strategic, client-focused solutions throughout Northwest Arkansas and beyond.

With strong local market knowledge and a results-driven mindset, Will is dedicated to helping clients achieve their real estate goals through professionalism, attention to detail, and a commitment to exceptional service.



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