

FOR SALE

\$2,595,000

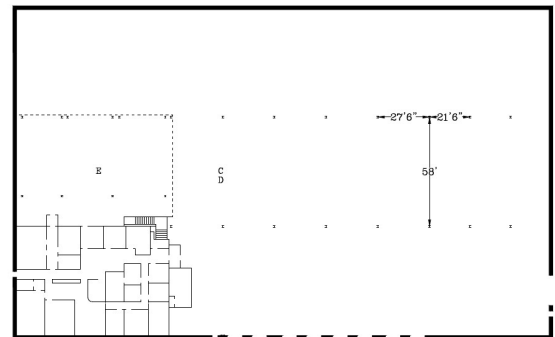
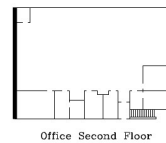
5440 S 66th Street
Fort Smith, AR 72903



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Industrial building with approximately 54,000 square feet of space, comprising of 9,000 square feet of office space and 45,000 square feet of warehouse/manufacturing area. Situated on 5 acres, property has abundant parking for both employees and trucks. The office space is located on two levels, with the first level containing a large break room, private offices, storage, and restrooms. Second office level is accessible both by inside and outside by staircase.



This floor features two large private offices, break area, and large open office area suitable for cubicles. Second floor also contains a large mezzanine storage area, accessible by forklift from the warehouse and gives access to the mechanical of the office areas. The manufacturing/warehouse area contains eight 10 foot dock doors with levelers and one 16 foot drive through door from the yard area. Clear height is 18' at docks and 24' center of building. Building has a full sprinkler system throughout and contains alarm/video surveillance as well. The manufacturing area contains 480 volt three phase electric and could be expanded as needed. Property is leased until November 2025 with two 3 year options available. Sales price is \$2,595,000. Facility is located just off of South Zero Street and is among other manufacturing and warehousing properties. It is near the Fort Smith Regional Airport, approximately 3 miles from Interstate 540, near proposed Interstate 49 and the Chafee Crossing Industrial area. Owner/Agent



For more information please contact:

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