



**FOR LEASE** | **40,390 SF**  
**6400 JENNY LIND ROAD** | **FORT SMITH, AR**



**PHOENIX**  
**INVESTORS**  
*Opportunity. Execution. Value Creation.*

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# PROPERTY HIGHLIGHTS



**RENOVATED  
IN 2017**



**NEW  
ROOF**



**AMPLE  
PARKING**



# PROPERTY DETAILS

6400 JENNY LIND ROAD | FORT SMITH, AR

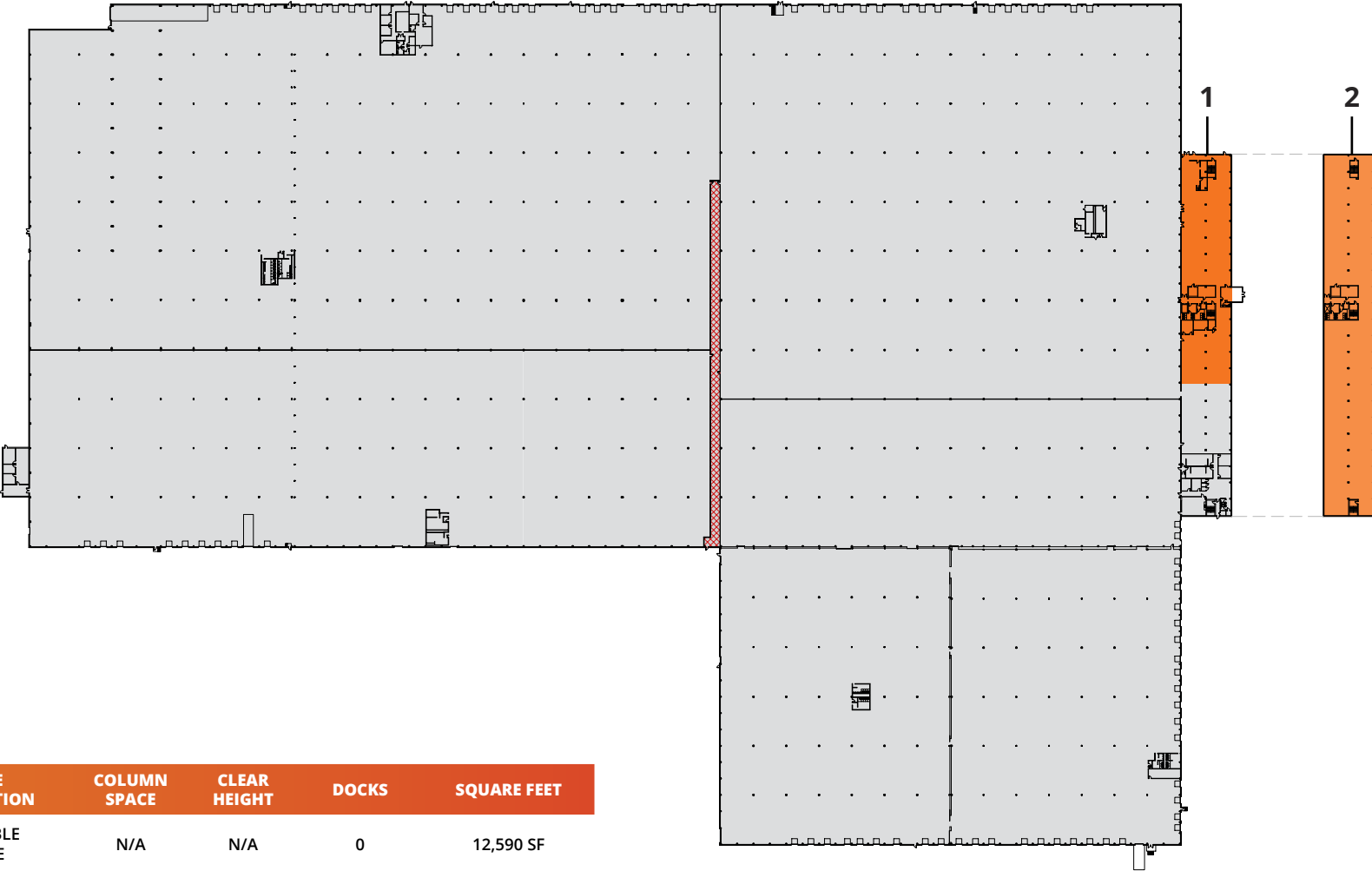
## AVAILABLE SPACE:

|                      |  |
|----------------------|--|
| - OFFICE SPACE (1)   | 12,590 SF                                |
| - OFFICE SPACE (2)   | 27,800 SF                                |
| FLOORS               | 1  |
| CLEAR HEIGHT         | 32'                                      |
| COLUMN SPACING       | 40' x 60'                                |
| ROOF                 | Built-Up Tar (New)                       |
| WALLS                | Metal and Masonry                        |
| FLOORS               | 6" Reinforced Concrete                   |
| YEAR BUILT           | 1962                                     |
| YEAR RENOVATED       | 2017                                     |
| FIRE SUPPRESSION     | ESFR                                     |
| LIGHTING             | LED                                      |
| POWER                | Heavy Power Throughout                   |
| PARKING              | 2,787 Surface   409 Gravel   136 Trailer |
| LAND AREA            | 97 Acres                                 |
| ZONING               | I-2: Industrial Moderate                 |
| PARCEL ID            | 18883-0000-02570-00                      |
| RAIL                 | Arkansas-Missouri Railroad Spurs         |
| <b>OPEX ESTIMATE</b> | <b>\$0.45/SF</b>                         |



# FLOOR PLAN

6400 JENNY LIND ROAD | FORT SMITH, AR



| NUMBER       | SPACE DESIGNATION | COLUMN SPACE | CLEAR HEIGHT | DOCKS | SQUARE FEET      |
|--------------|-------------------|--------------|--------------|-------|------------------|
| 1            | AVAILABLE OFFICE  | N/A          | N/A          | 0     | 12,590 SF        |
| 2            | AVAILABLE OFFICE  | N/A          | N/A          | 0     | 27,800 SF        |
| <b>TOTAL</b> |                   |              |              |       | <b>40,390 SF</b> |

# LOCATION MAP

6400 JENNY LIND ROAD | FORT SMITH, AR

|                    |           |
|--------------------|-----------|
| I-540              | 2 MILES   |
| FORT SMITH AIRPORT | 5 MILES   |
| BENTONVILLE        | 84 MILES  |
| OKLAHOMA CITY      | 182 MILES |
| MEMPHIS            | 255 MILES |

