

WAREHOUSE FOR SALE OR LEASE

200 S 7th Street, Fort Smith, AR



Property Understanding

OVERVIEW

Offering	For Sale or Lease
Price	\$1,250,000
Lease Rate & Type	\$6.00/SF NNN
Address	200 S 7 th Street
City/State	Fort Smith, AR 72901
Property Type	Warehouse
Building Size	±27,395
Lot Size	±1.05 Acres
Zoning	C2 (General Commercial District)
Traffic Counts	<ul style="list-style-type: none"> ○ Garrison Ave – 26,000 VPD ○ Wheeler Ave – 13,000 VPD ○ Towson Ave – 18,000 VPD

PROPERTY HIGHLIGHTS

- Space can be subdivided (subject to rate change if subdivided)
- Large open warehouse space with 19' clear height and 13' to rafters
- Eight (8) 14' grade level doors and one (1) 12' grade level door
- Yard space available
- Office space available
- Located just off Wheeler Avenue (13,000 VPD) near downtown Fort Smith



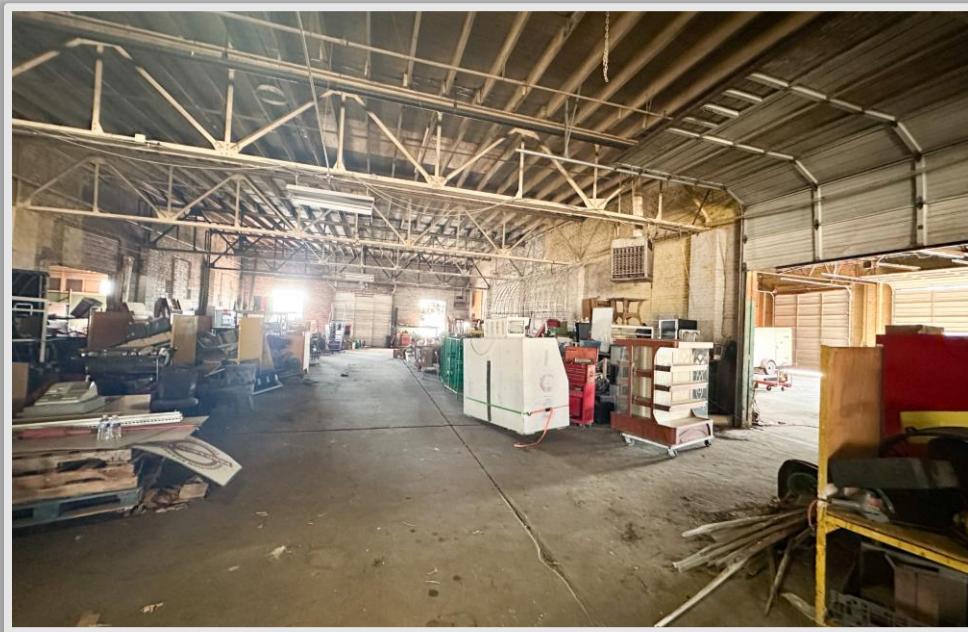




Moses Tucker PARTNERS

MARKET MAP





Fort Smith, AR



Fort Smith is the third-largest city in Arkansas, and it is situated along the Arkansas River across from the Oklahoma state border. It is the manufacturing hub of Arkansas and was recently selected by the U.S. Department of Air Force to be the new home of the Foreign Military Sales Pilot Training Center. The new training center is projected to have an annual economic impact of \$800 million to \$1 billion.

The region has a long history of hard-working individuals across industries such as agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living averages 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 serves as the basis of its growing recreation and tourism industry. Downtown Fort Smith, specifically, has experienced rapid revitalization in recent years with the introduction of many new buildings and projects. Notably, "The Unexpected" is a public art initiative aimed at bringing urban and contemporary art to Arkansas. The initiative culminates in an annual week-long evening in downtown Fort Smith.

DEMOGRAPHICS*

Population

3 MILES

5 MILES

10 MILES

39,389

67,830

146,045

Households

15,847

27,151

58,328

Average Age

38.4

38.6

39.7

Average Household Income

\$58,936

\$66,647

\$80,284

Businesses

1,479

2,644

4,543

*Demographic details based on property location

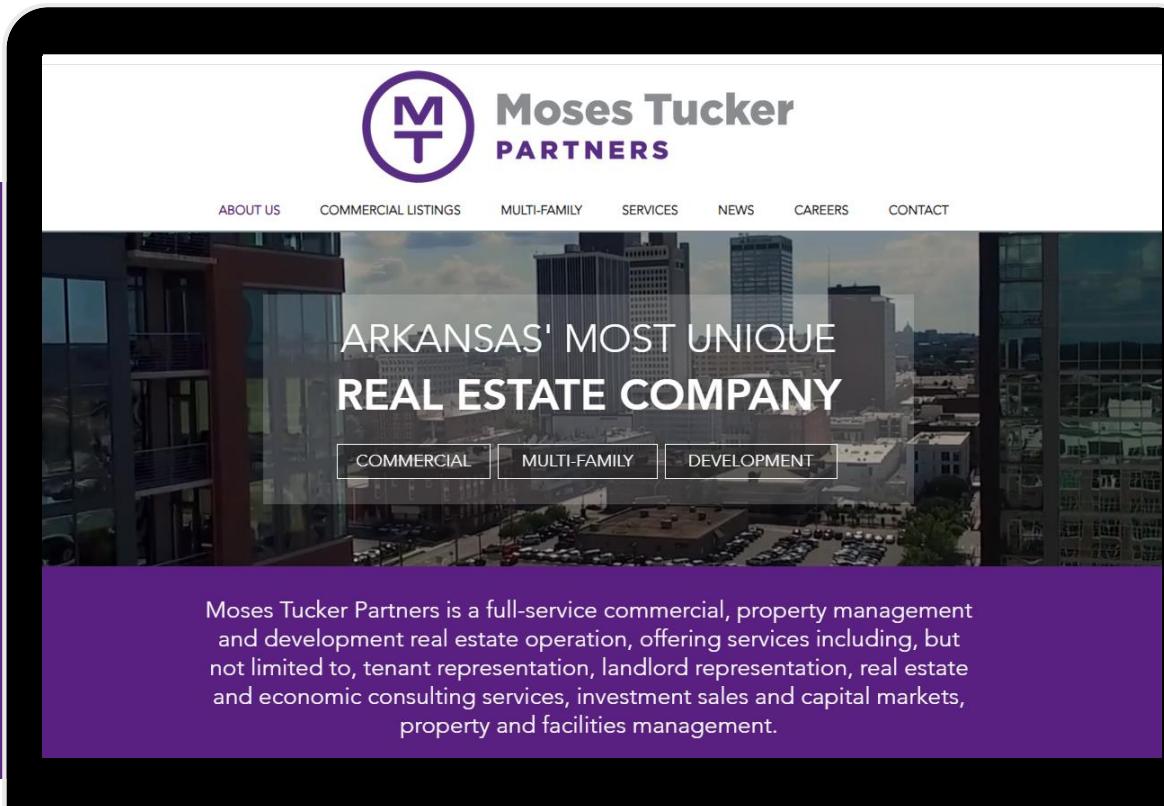
CONNECT

 **(479) 271-6118**

 **www.mosestucker.com**

 **info@mosestucker.com**

 **805 S Walton Blvd, Suite 123,
Bentonville, AR 72712**



The smartphone screen shows the Moses Tucker Partners website. The header features the company logo and navigation links for About Us, Commercial Listings, Multi-Family, Services, News, Careers, and Contact. The main banner image is a cityscape with the text "ARKANSAS' MOST UNIQUE REAL ESTATE COMPANY" overlaid. Below the banner are buttons for Commercial, Multi-Family, and Development. A purple text box at the bottom of the screen states: "Moses Tucker Partners is a full-service commercial, property management and development real estate operation, offering services including, but not limited to, tenant representation, landlord representation, real estate and economic consulting services, investment sales and capital markets, property and facilities management."

Eric Nelson

Principal & Vice President of Brokerage
501.951.1802
enelson@mosestucker.com

Derek Loyd

Brokerage Associate
479.806.5653
dloyd@mosestucker.com

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