

FOR LEASE

6201J Rogers Avenue
Fort Smith, AR 72903

\$20,000/mo

+NNN costs

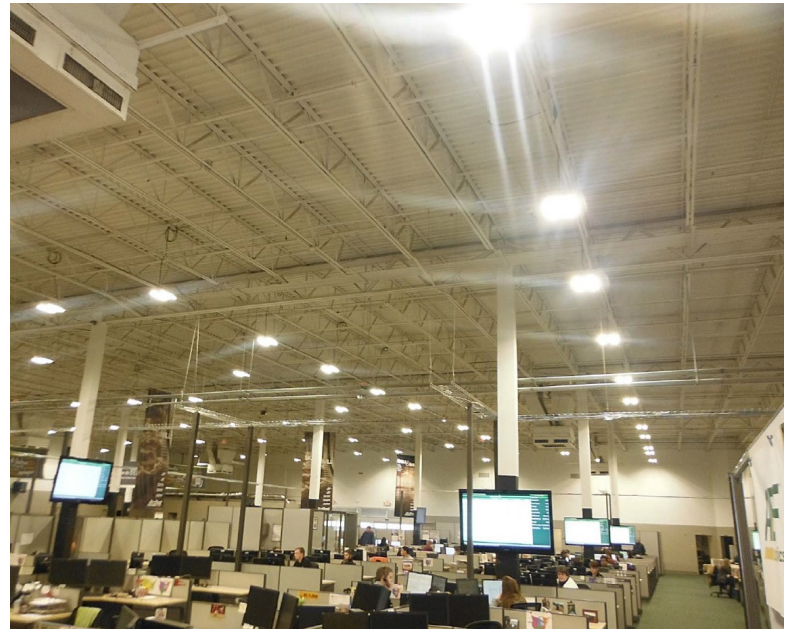


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Former big box space with 36,258 square feet. Currently used as a call center, the space boasts 202 parking spaces, one dock high door, and two ground level service doors. Leases for \$20,000 per month plus NNN costs. Cubicles and sound dampening curtains may be possible with lease. Adjacent 8,000 square foot building is currently directly connected for data also available for additional lease price.

Building fronts on Interstate 540 at the region's busiest intersection.



3307 Old Greenwood Road, Suite A - Fort Smith, AR 72903

"Commercial Real Estate Sales, Leasing, Property Management, and Development"

For more information please contact:

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Associate Broker

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Building Features & Amenities:

Monument and building sign with high visibility from Interstate 540

Possibly expandable to adjacent 8,000 square foot building and parking area.

Parking:

202 spaces with expandability possible

Technology and Telecom systems:

Existing fiber connection

Connection company possibilities; AT&T, Pinnacle Telecomm, Cox Communications

Ceiling Height:

24 foot

Metal pan

HVAC:

20 ton, replaced 2014

5 ton, replaced 2013

20 ton replaced, replaced 2014

20 ton replaced 2014

2 ton, new for bath & breakrooms

Restrooms:

9 sets of compliant restrooms

8 stalls, 4 urinals

OPEX Historical Cost:

Taxes: \$23,073 per year

Insurance: \$14,029 per year

Electric: \$3,200 per month average

Water/sewer: \$1,000 per month average

Gas: \$225 per month, 12 month average

Furniture:

140 stations made by Fast Cube

Sizes vary 6 foot x 6 foot, 6 foot x 12 foot



