

# FOR LEASE

2801 McKinley Avenue, Fort Smith, AR



Ghan & Cooper  
COMMERCIAL PROPERTIES



Lease Rate	\$5.00 SF
Building Size	9,308 SF
Lease Type	Triple Net
Nets	\$1.19 SF
Lot Size	0.88

## PROPERTY OVERVIEW

2801 McKinley Avenue has a total of 9,308 SF. The office contains 4,404 SF while the warehouse has 4,800 SF. The building has multiple restrooms and a kitchen/breakroom. The warehouse is heated and has a 24 ft. ceiling, one ground level loading door, and one dock high loading door. It is built out for retail, warehouse, sales and office.

## PROPERTY FEATURES

- 4,404 SF OFFICE SPACE
- 9,308 SF HEATED WAREHOUSE
- 24 FT. CEILING IN WAREHOUSE
- 1 DOCK HIGH DOOR & 1 GROUND LEVEL DOOR
- KITCHEN / BREAKROOM
- 19 PARKING SPACES
- CORNER LOT
- ENTRANCE ON MCKINLEY AVE. & ON S. 28TH STREET



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**Stuart Ghan**

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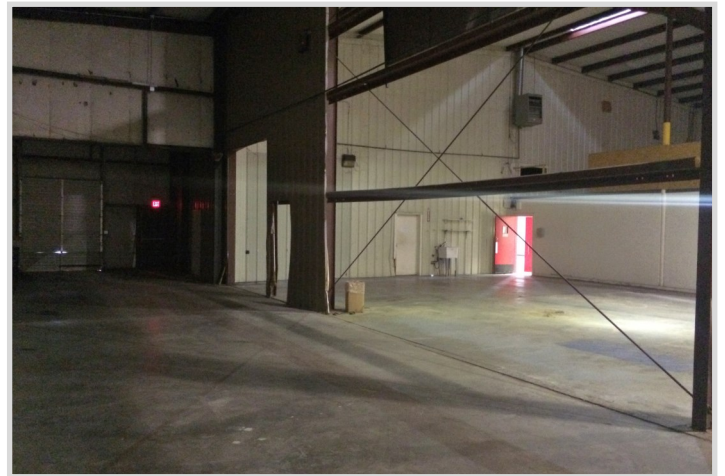
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