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WAREHOUSE FOR SALE

5201 S 34TH Street, Fort Smith, AR



I-540
49,000 VPD



Vicksburg St

S 34th St

CONTACT US TODAY
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Property Understanding

OVERVIEW

Offering	For Sale
Price	\$1,650,000
Address	5201 S 34 th Street, Fort Smith, AR 72903
Property Type	Industrial Warehouse
Building & Lot Size	±146,833 SF ±5.86 acres
Year Built	1952
Zoning	CI
Frontage	<ul style="list-style-type: none"> ○ S 34th St – ±350' ○ Vicksburg St – ±610'

PROPERTY HIGHLIGHTS

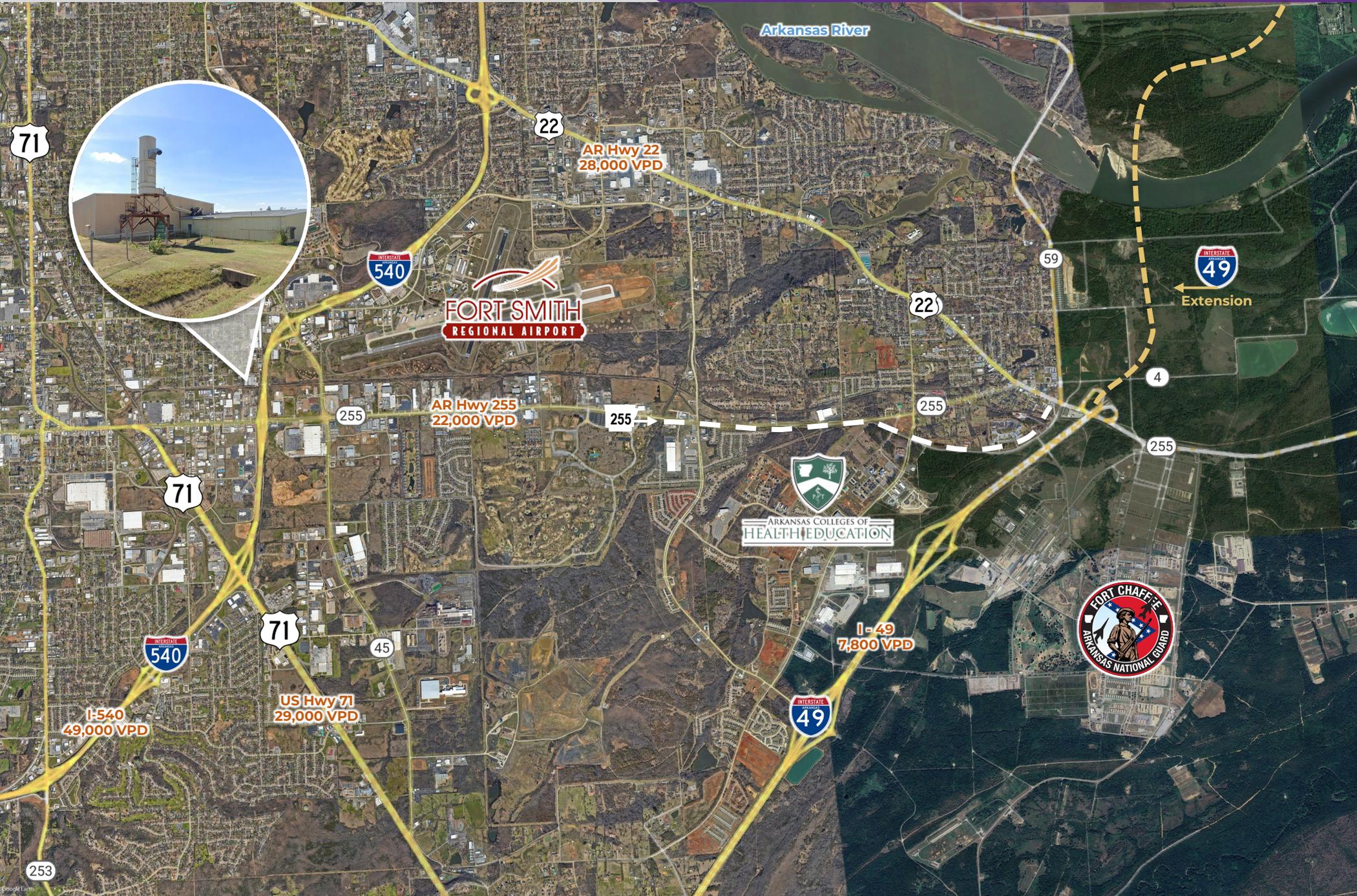
- Offered well below Replacement Cost — exceptional value opportunity
- ±146,883 SF functional industrial facility with versatile layout
- High-bay warehouse (28'–34' clear) with active rail spur
- 8 dock-high doors + 1 oversized drive-in door
- Two overhead crane systems (valued at \$200K+) included
- Prominent visibility along Interstate I-540
- Multiple clear heights supporting diverse manufacturing or distribution uses
- Rare rail-served availability in the Fort Smith market
- Clean Phase I Environmental
- Fire sprinkler system up to current code

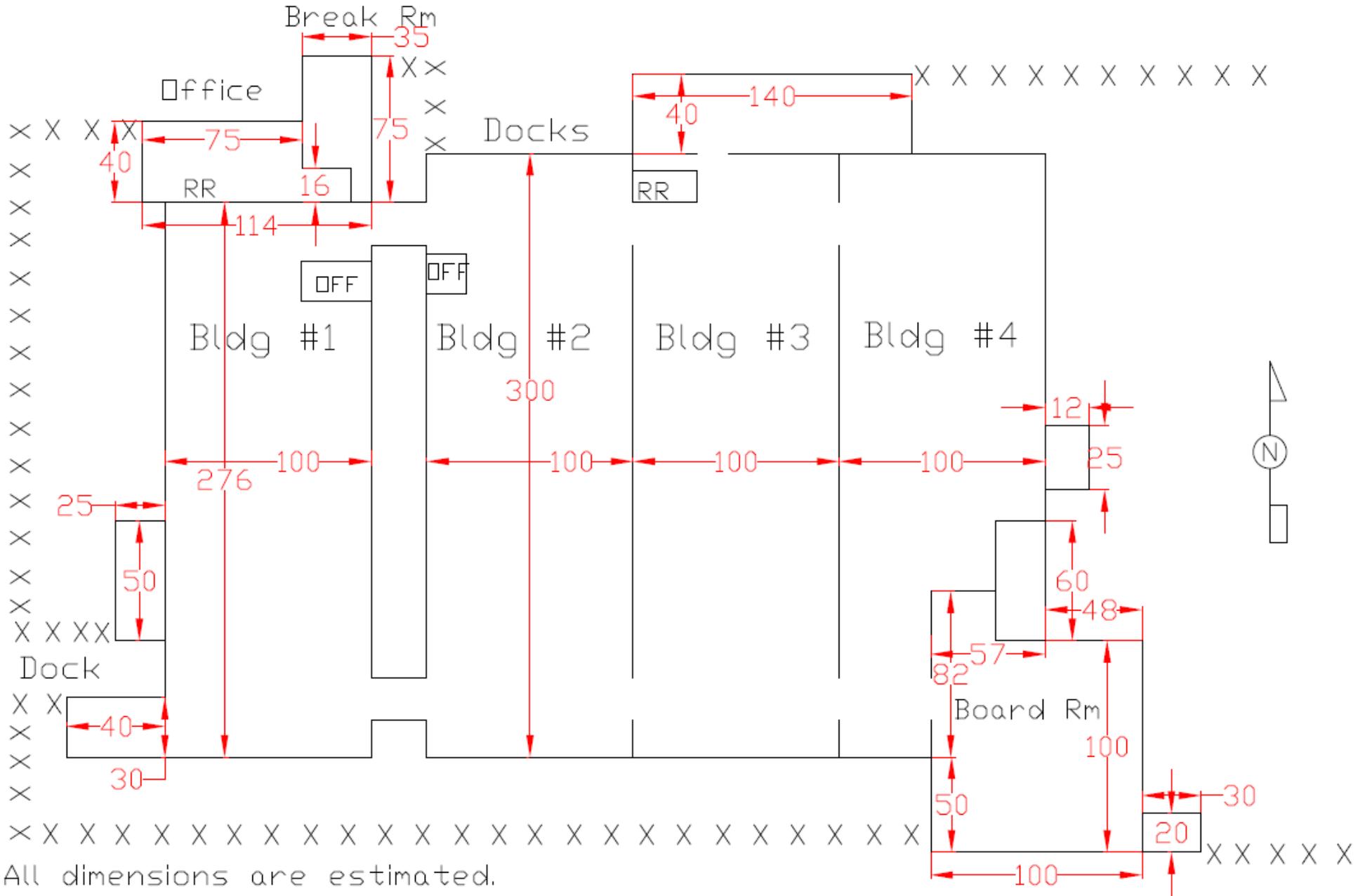
[CLICK HERE](#) 

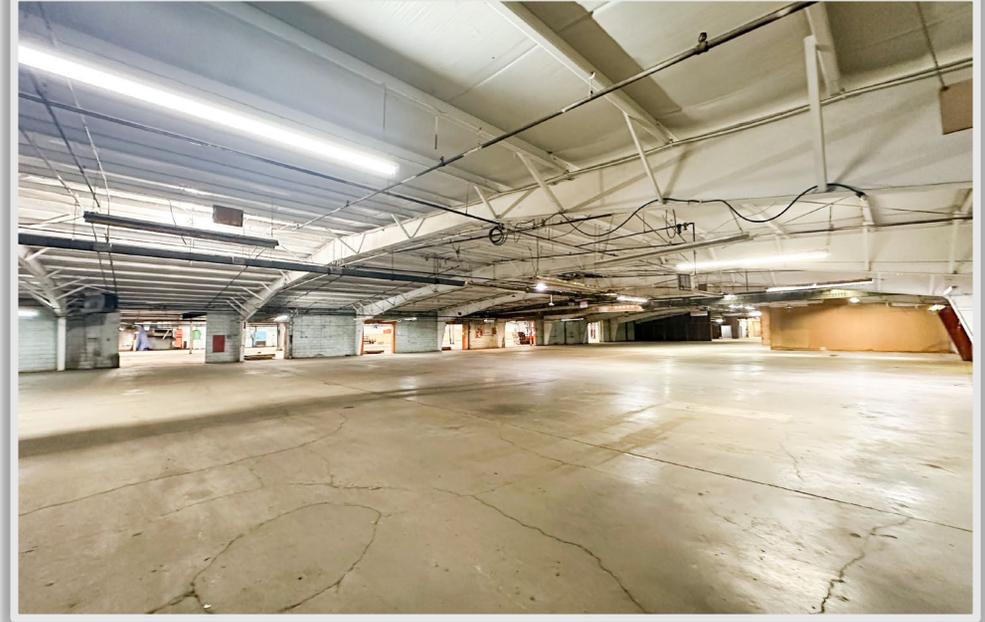
[Video Tour #1](#)

[Video Tour #2](#)









Fort Smith, Arkansas



Fort Smith is the third-largest city in Arkansas and is situated along the Arkansas River, across from the Oklahoma state border. It is Arkansas' manufacturing hub and was recently selected by the U.S. Air Force as 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 hardworking individuals across industries, including agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living is approximately 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 underpins its growing recreation and tourism industry. Downtown Fort Smith has experienced rapid revitalization in recent years, with numerous new buildings and projects. Notably, "The Unexpected" is a public art initiative that brings urban and contemporary art to Arkansas. The initiative culminates in an annual week-long event in downtown Fort Smith.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	38,717	83,992	141,375
Households	16,895	35,166	56,644
Average Age	40.0	40.2	39.9
Average Household Income	\$84,594	\$91,855	\$88,921
Businesses	1,701	3,239	4,488

**Demographic details based on property location*

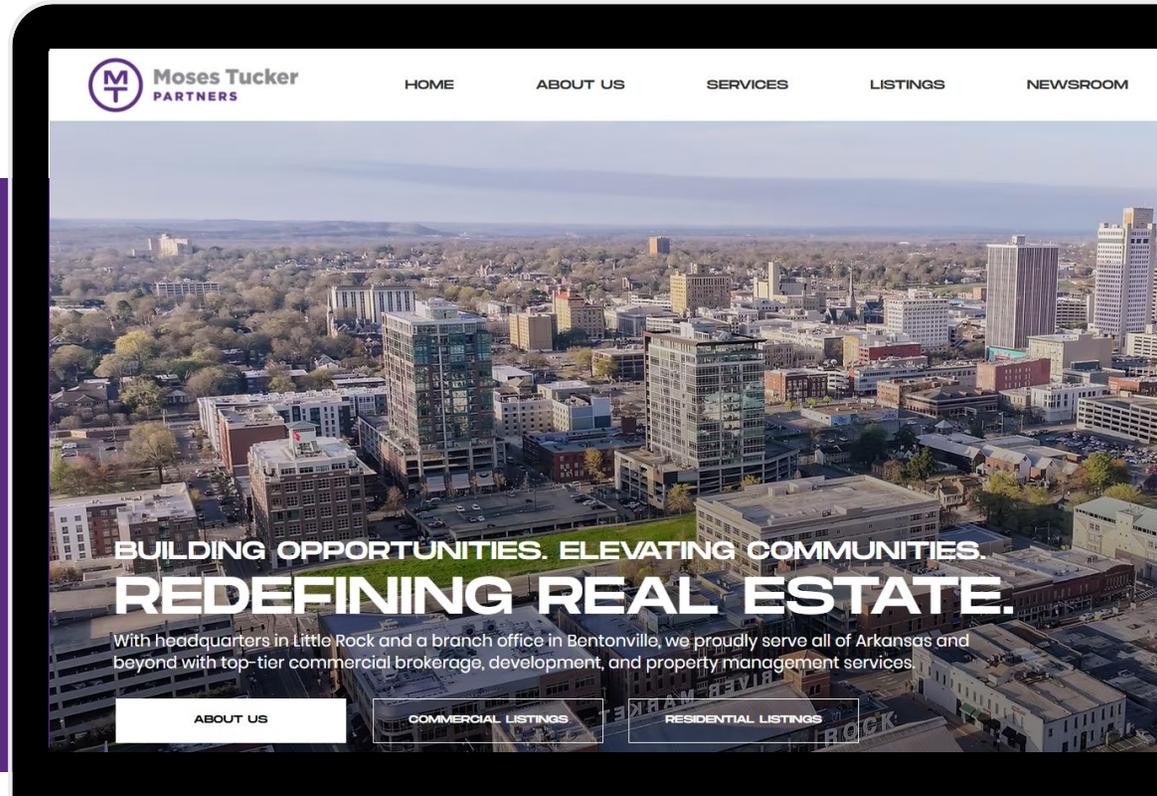
CONNECT

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