

FOR SALE or GROUND LEASE

\$199,000
or **\$3,500/MO**



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4105 Newlon Rd
Fort Smith, AR 72904



Vacant lot with .84 acre. Pad site can accommodate an 2,500 square building and ready for development. Purchase price is \$199,000 or lease price is \$3,500 per month for five year ground lease. Ample parking and utilities on site. Minutes from Van Buren and Interstate 540. Located near a number of substantial manufactures and industrial users.



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

For more information please contact:



Jackson Mendenhall, CCIM

Associate Broker

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

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