

# FOR LEASE

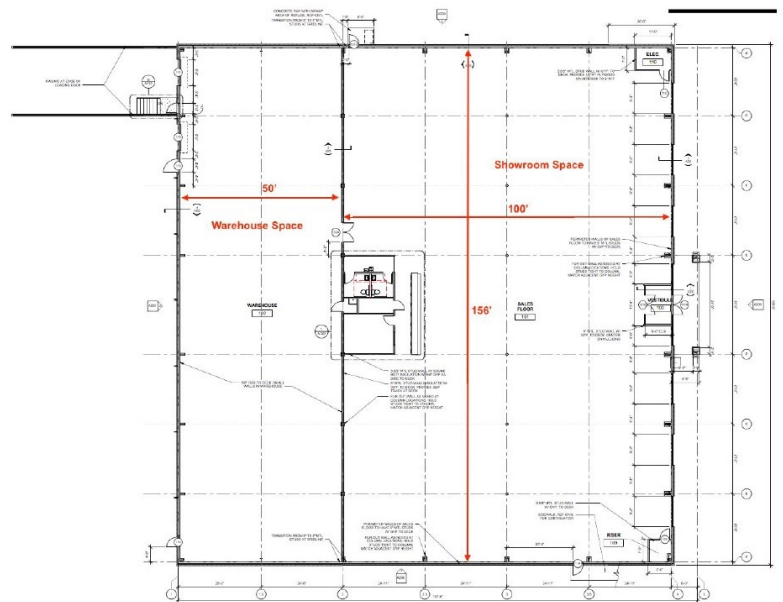
8300 HWY 71S  
Fort Smith, AR 72908

\$8/+NNN



Former American Freight retail building with 23,500 square feet. Site is comprised of 2.2 acres, showroom consists of 15,600 square feet, and warehouse consists of 7,800 square feet. Building boasts high ceilings throughout, two restrooms, office area, and overhead dock access. Plenty of parking, ingress/egress from HWY 71S, as well as street access back to lighted intersection. Owner is seeking a 5 year lease at \$8 per square foot per year, tenant pays taxes, insurance, and utilities on building.

Located on HWY 71 with exposure with an average of 28,000 cars per day passing by. Just half of a mile from Interstate 540. Surrounded by many rooftops and many national retailers including Walmart Neighborhood Market, Auto-Zone, banks, and multiple restaurants.



**For more information please contact:**

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