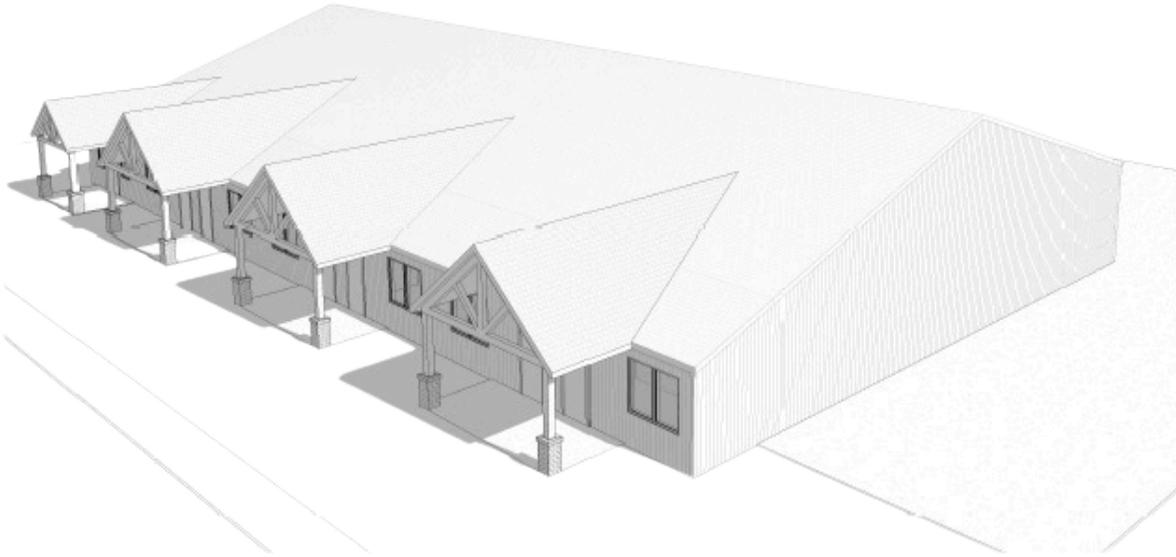
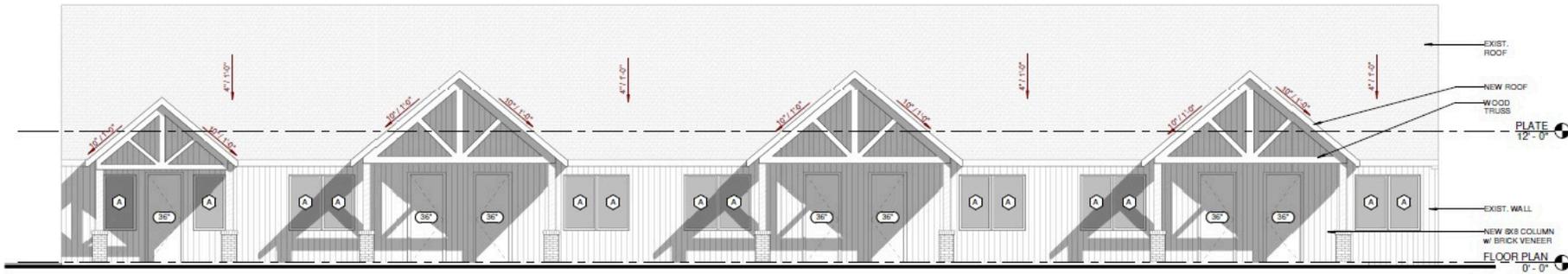


FOR LEASE 7909 Veterans Ave - Ft Smith



**FLEX SPACES
EACH WITH
12'X12' ROLL
UP DOOR**

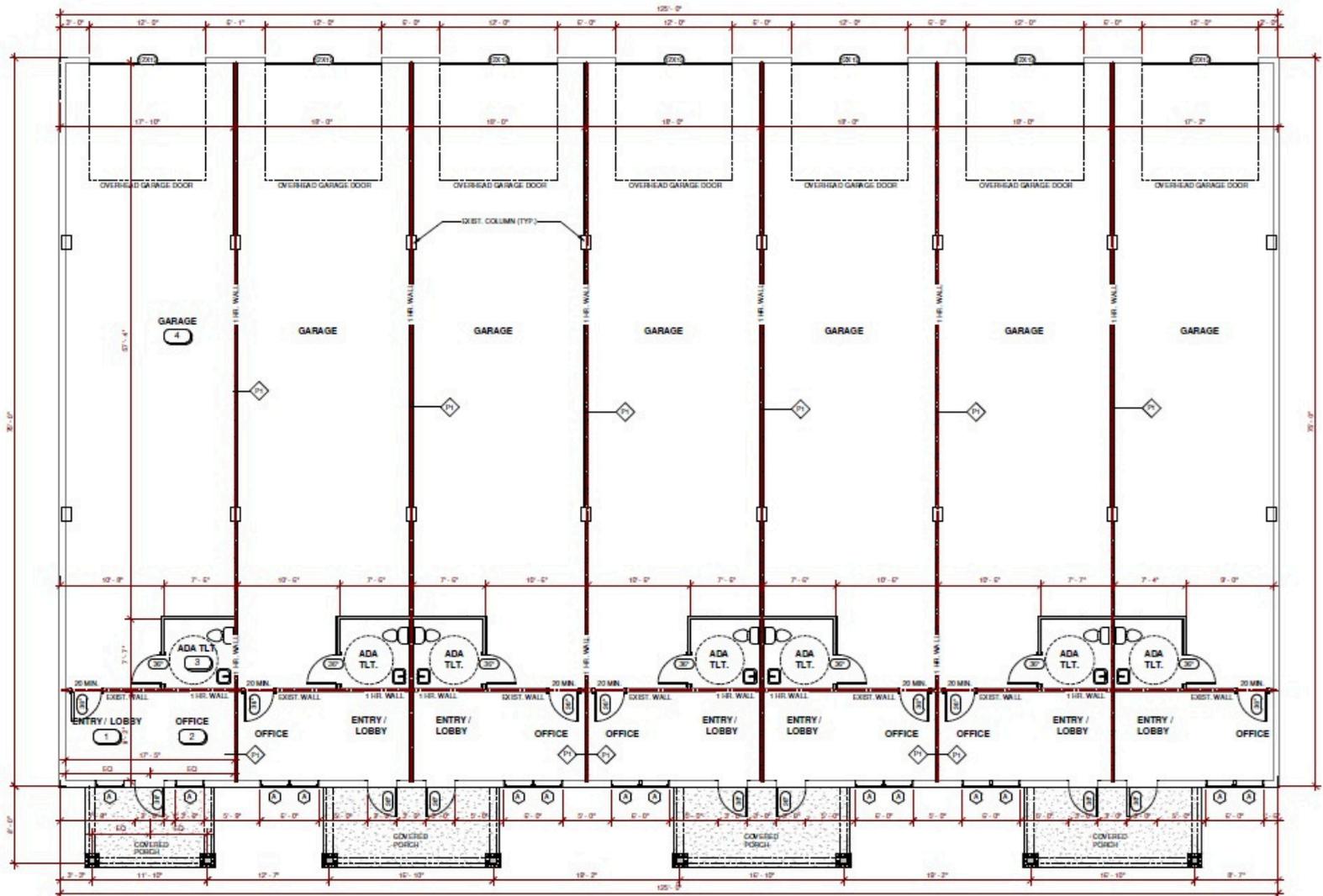


**SEITER &
WRIGHT**
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Newly remodeled flex spaces for lease in Chaffee Crossing. Building is being reimaged and demised into seven 1,270 square feet flex spaces. May lease up to 3 units together, up to 3,810 square feet. Each offers an office and lobby/storefront, ADA restroom, and a 12' x 12' roll up door. Zoned I-1. Each suite is \$2,000 per suite, plus NNN charges, tenant pays utilities. Delivery date expected to be June 2026.

Neighboring users include MARS Petcare, Umarex USA/Elite Forces, Glatfelter Advanced Materials, Graphic Packaging, Chaffee Crossing Dog Park, and Janet Huckabee Nature Center.

Arkansas College of
**ARKANSAS COLLEGES
OF HEALTH EDUCATION**

**GRAPHIC
PACKAGING**



**UMAREX USA
ELITE FORCES**

**MARS
PETCARE**

7909 Veterans Ave

SUBJECT

GLATFELTER

Chaffee Crossing
DOG PARK

Wells Lake

Willies Lake

NATURE CENTER

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