

FOR LEASE

\$2,750+NN

605 North 3rd Street
Fort Smith, AR 72901



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Building with 7,200 square feet containing a small office area, two restrooms, and two dock doors. Warehouse has suspended gas heater and is cooled as well. Owner is seeking a three to five year lease at \$2,750 per month. Tenant pays utilities and pro-rata share of taxes and insurance.

Located near downtown Fort Smith in close proximity to the Oklahoma/Arkansas border with quick access to Interstate 40 (5.8 miles away) and Interstate 540 (4 miles away).



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

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

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For more information please contact:



Greta Barr

Associate Broker

greta@nunneleewright.com

Phone: (479)785-4343