

# FOR SALE or LEASE

4401 Savannah St  
Fort Smith, AR 72903

\$2,000,000  
\$16,000/MO+NNN



Visit our website!



Industrial building with approximately 68,000 square feet on 2.73 acres. Property offers 5 grade level doors, one 12 foot drive in door, 2 grade level doors in one well and 3 grade level doors in a second well. Lease price is \$16,000 per month plus NNN with suitable lease term. Purchase price is \$2,000,000.

Centrally located just off Interstate 540 adjacent to Fort Smith Regional Airport. Many major restaurants and retailers close including Target Shopping Center, Academy Sports, Walk-On's Sports Bistreaux, FedEx, Starbucks, Tacos 4 Life, Home Depot, and more.



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

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

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of the material is prohibited without written consent of Nunnelee & Wright Commercial Properties.

*For more information please contact:*



**Jackson Mendenhall, CCIM**

**Associate Broker**

**479-785-4343**

[jackson@nunneleewright.com](mailto:jackson@nunneleewright.com)

[nunneleewright.com](http://nunneleewright.com)



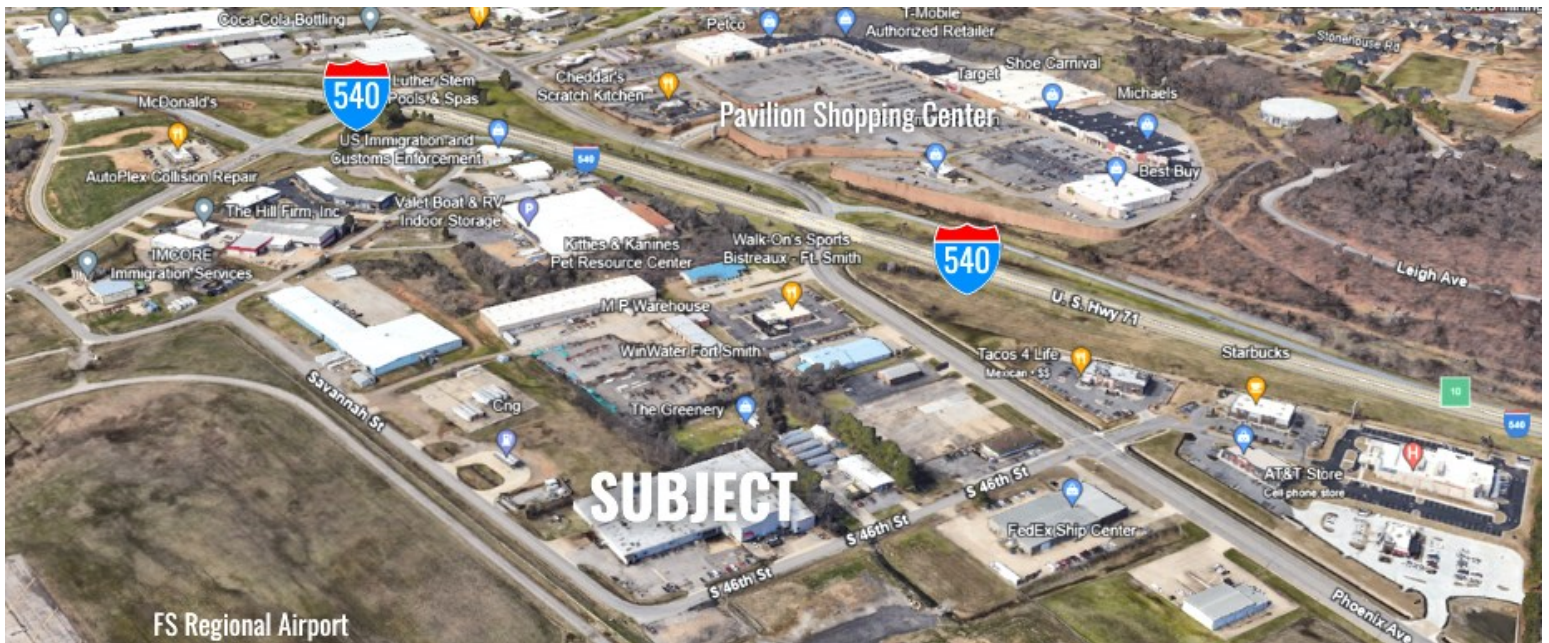
# FOR SALE or LEASE

4401 Savannah St  
Fort Smith, AR 72903

\$2,000,000  
\$16,000/MO+NNN

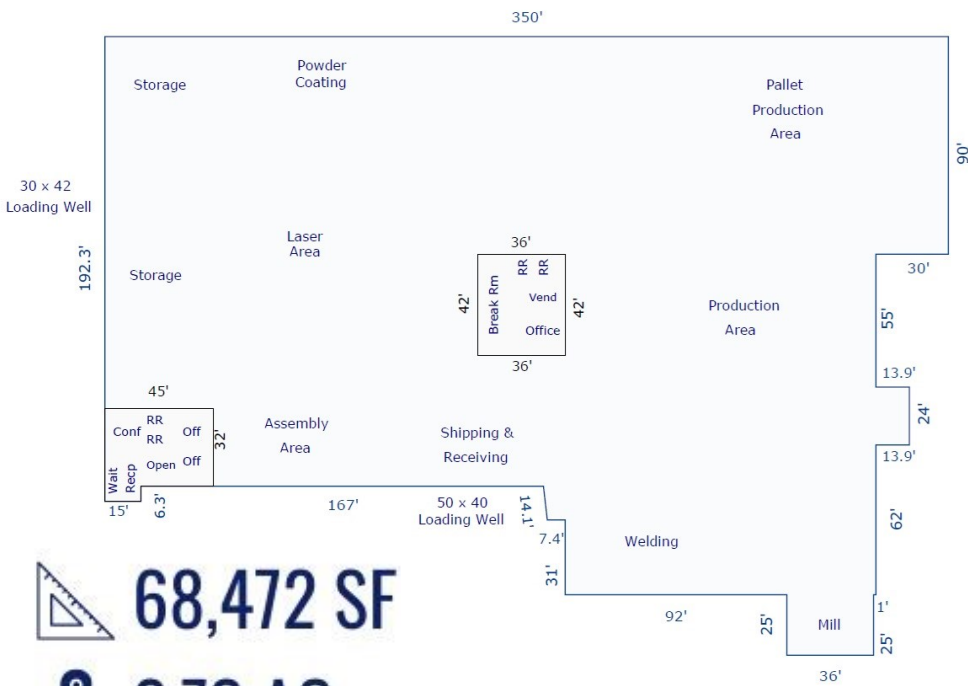


Visit our website!



**SUBJECT**

FS Regional Airport



**68,472 SF**

**2.73 AC**



**NUNNELEE  
WRIGHT**  
COMMERCIAL PROPERTIES

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

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

All information contained herein is secured from sources we believe to be reliable. However, no information is guaranteed in any way. Any reproduction of the material is prohibited without written consent of Nunnelee & Wright Commercial Properties.

For more information please contact:



**Jackson Mendenhall, CCIM**

Associate Broker

**479-785-4343**

[jackson@nunneleewright.com](mailto:jackson@nunneleewright.com)

[nunneleewright.com](http://nunneleewright.com)

