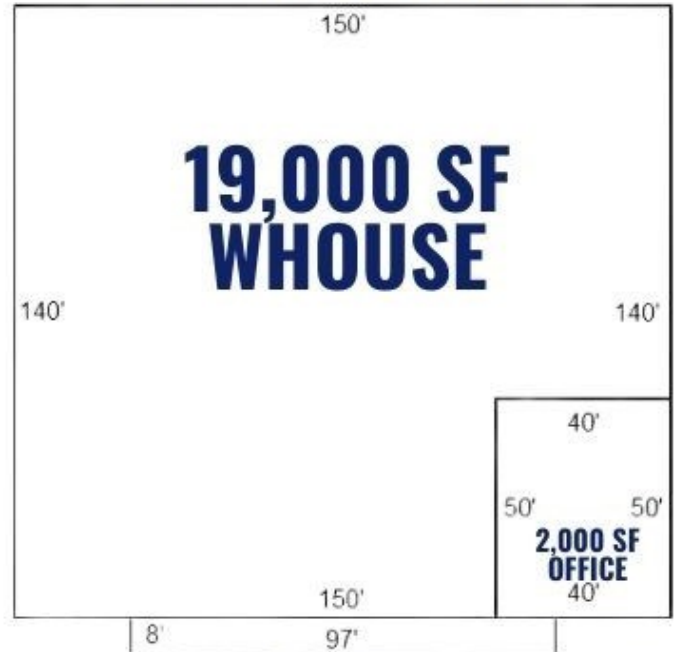


FOR LEASE

80 South 4th St
Fort Smith, AR 72903

\$3,500/MO+NNN



Stand-alone industrial building with 21,000 square feet, consisting of 19,000 square feet of warehouse space and 2,000 square feet of office space. The property features two roll-up doors, measuring 8'x10' and 10'x10', located on a 97 foot dock. Beam height slopes from 14' to 16', and ceiling height slopes from 16' to 18'. Lease price is \$3,500 per month plus NNN charges.

Located in downtown Fort Smith near the Arkansas River and three blocks from Garrison Avenue. Neighboring businesses include Sebastian County Public Defender, Childers Architect, Fort Smith Museum of History, Foton Pearl Candle, Fort Smith National Cemetery, Hanna Oil & Gas, and The Bakery District.

**SEITER &
WRIGHT**
COMMERCIAL PROPERTIES
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

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

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