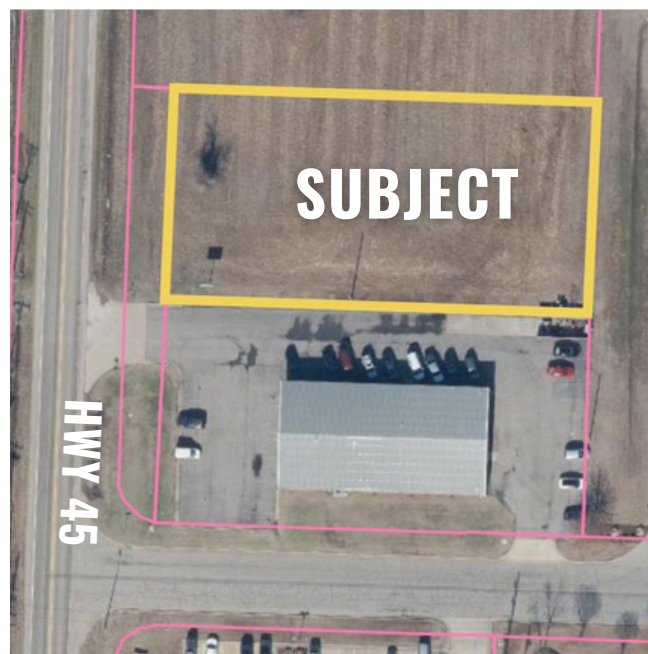


# BUILD TO SUIT, GROUND LEASE, OR SALE

6119 HWY 45  
Fort Smith, AR 72916



Vacant land with approximately 30,000 square feet available for build to suit, ground lease, or purchase. Lot may be split off and sold subject to POA approval for \$125,000. Owner/Agent Located just across from Rheem Manufacturing near the corner of HWY 45 and Industrial Drive within Regions Business Park. Less than one mile from two Interstate 540 access points. Nearby users include AeroCare, Mercy Medical, FedEx Ground, Elite Pest & Termite, Fusion Heat & Air, Fairway Lawns, 40/29 news, Edward Jones, as well as other many light industrial and office tenants.



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

Jackson Mendenhall, CCIM  
Associate Broker  
jerry@seiterwright.com  
**479-785-4343**  
**seiterwright.com**

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