

# BUILD-TO-SUIT

Hwy 45 and Commerce Rd  
Fort Smith, AR 72916



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Approximately 12 acres of land along Highway 45 and Commerce Road are available for build-to-suit opportunities. With Industrial 1 zoning and close proximity to both HWY 71 South and Interstate 540, the property is an exceptional option for any industrial users in the River Valley Area. Highway 45 averages 6,100 vehicles per day and is set to expand.



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

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

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