



FOR LEASE | **40,390 SF**
6400 JENNY LIND ROAD | **FORT SMITH, AR**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



**RENOVATED
IN 2017**



**NEW
ROOF**



**AMPLE
PARKING**



PROPERTY DETAILS

6400 JENNY LIND ROAD | FORT SMITH, AR

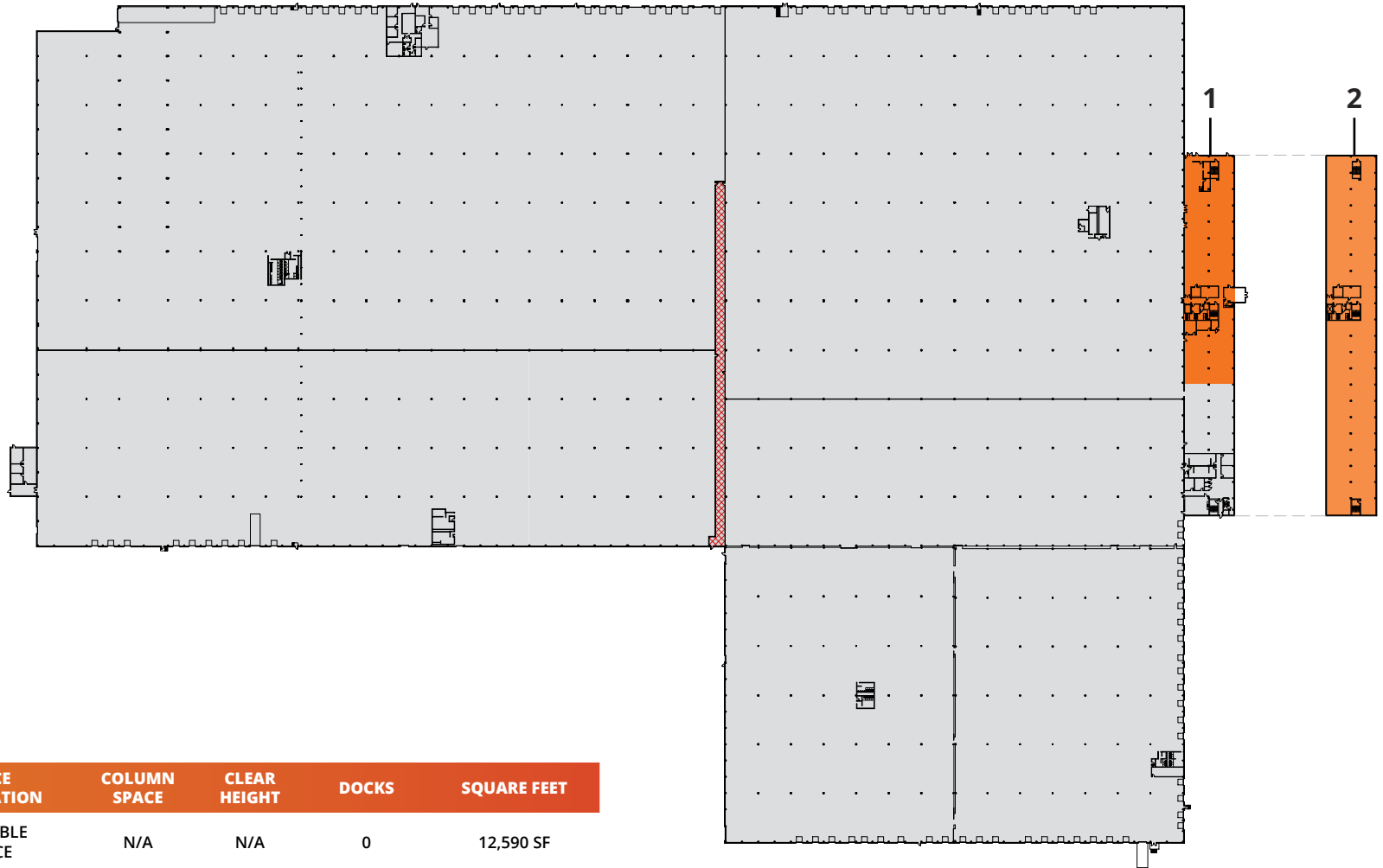
AVAILABLE SPACE:

- OFFICE SPACE (1)	12,590 SF
- OFFICE SPACE (2)	27,800 SF
FLOORS	1
CLEAR HEIGHT	32'
COLUMN SPACING	40' x 60'
ROOF	Built-Up Tar (New)
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1962
YEAR RENOVATED	2017
FIRE SUPPRESSION	ESFR
LIGHTING	LED
POWER	Heavy Power Throughout
PARKING	2,787 Surface 409 Gravel 136 Trailer
LAND AREA	97 Acres
ZONING	I-2: Industrial Moderate
PARCEL ID	18883-0000-02570-00
RAIL	Arkansas-Missouri Railroad Spurs
OPEX ESTIMATE	\$0.45/SF



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	COLUMN SPACE	CLEAR HEIGHT	DOCKS	SQUARE FEET
1	AVAILABLE OFFICE	N/A	N/A	0	12,590 SF
2	AVAILABLE OFFICE	N/A	N/A	0	27,800 SF
TOTAL					40,390 SF

LOCATION MAP

6400 JENNY LIND ROAD | FORT SMITH, AR

I-540	2 MILES
FORT SMITH AIRPORT	5 MILES
BENTONVILLE	84 MILES
OKLAHOMA CITY	182 MILES
MEMPHIS	255 MILES

