



## FOR SALE or LEASE

1901 Wheeler Ave., Fort Smith, AR

### Available:

*Large Warehouse: 108,330 SF*

**Lease: \$1.00 / SF / YR**

**Purchase: \$225,000**

**Zoned: Industrial 2**

**Traffic Count: ±15,000**

Manufacturing warehouse space with ceiling height from 11 to 24 feet. Great location on Wheeler Ave./Hwy. 255.



4611 Rogers Avenue, Suite 200 - Fort Smith, AR 72903  
Phone 479.478.6161 - Fax 479.478.6160 - [rhghan.com](http://rhghan.com)  
Bob Cooper, Executive Broker

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 Ghan & Cooper Commercial Properties.