



6500 JENNY LIND ROAD | FORT SMITH, AR 72908

OFFERING MEMORANDUM Presented By:

Bob Cooper, Jr.
Ghan & Cooper
Commercial Properties
(479) 478-6161
bob@rhghan.com

Dallas Paul
NAI Harmon Group
(419) 960-4410
naiharmon.com

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150,000 SF

Food Grade Space

\$3.25 SF

NNN (Triple Net)

SUMMARY

| | | | |
|----------------------------|---|---------------------|--|
| Available For Lease: | 150,000 SF Food Grade Space | Column Spacing: | 55 x 40 typical |
| Lease Rate: | \$3.25 SF | Loading Facilities: | 26 doors & levelers and 1 grade level door |
| Lease Type: | NNN (Triple Net) | Trailer Parks: | 180 |
| Total Plant & Office Area: | 619,508 SF | Rail Service: | 4 lines, rail docks are in-filled |
| Office Area: | 3,600 SF | Heating: | RTU's and make-up air units |
| Zoning: | I-2 | Electrical: | Oklahoma Gas and Electric (OGE); 1 Substation with 2,500 KVA and 3,124 KVA. Can be updated |
| Construction: | Block/metal siding/steel structure | Natural Gas: | Arkansas Oklahoma Gas Corporation—transportation; 5 PSIG—4" line 7,780 CFH demand. Can be updated. |
| Built: | Original construction 1974 | Water: | City of Fort Smith Supplier and 8" main; 3" line |
| Dates of Expansion: | 1976 | Sewer: | City of Fort Smith Supplier; 8" to city and 8" lead-in and 6" to building. |
| Clear Height: | 32' +/- | Sprinkler System: | Active onsite |
| Ground Floor Area: | Floor load capacity 3,000 PSI Concrete w/ 6x6 wire mesh | Generator: | Onsite |
| Break Room Area: | Yes | | |
| Roof Type/Age: | TPO—Over 10 years | | |



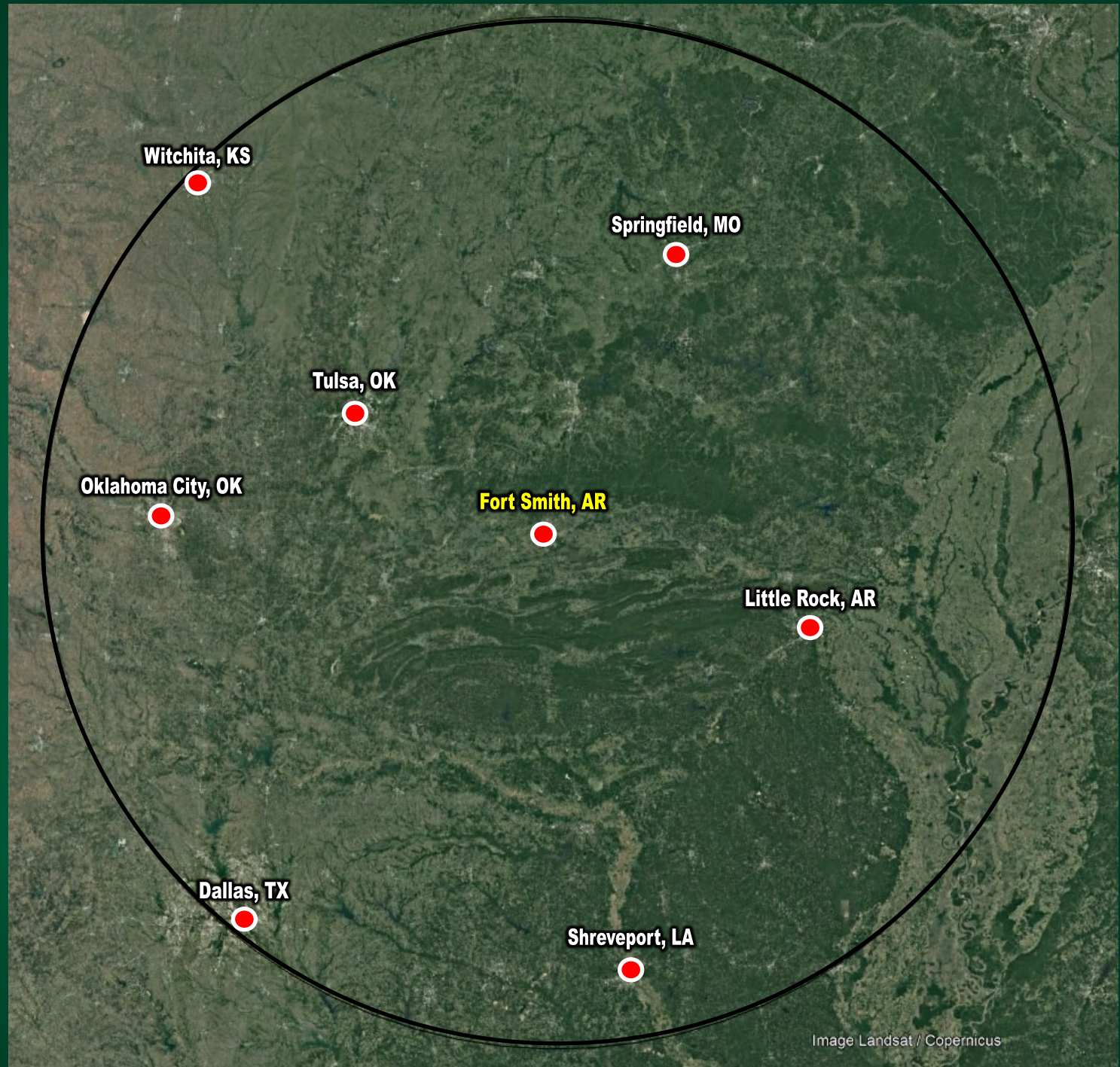
THE LOCATION

Fort Smith is the second largest city in Arkansas. The M.S.A. of the Fort Smith area is 350,000. Fort Smith has long been a regional manufacturing center, with major plants located in the city.



Fort Smith is a major transportation hub for the surrounding region. It is located at the crossroads of two major interstate highways, is served by one major and two regional switching railroad companies and is the home of a regional airport.

Little Rock, Arkansas; Tulsa, Oklahoma; Oklahoma City, Oklahoma; Springfield, Missouri and Wichita, Kansas; Dallas, Texas and Shreveport, Louisiana are all under a 300 mile radius of Fort Smith, Arkansas.



PHOTOGRAPHS





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