

4414 Wheeler Avenue Fort Smith, Arkansas

Property Information

- ◆ Sales Price: 1,800,000
- ◆ Rental Rate for Front 49,050 SF: \$5,000/Mo/Gross
- ◆ Rental Rate for Back 50,600 SF: \$7,000/Mo/Gross
- ◆ Building Size: 99,650 SF
- ◆ Lot Size: 5.7 AC
- ◆ 2 Loading Docks
- ◆ 3 Loading Wells
- ◆ Wall Height: 14 ft. to 22 ft.
- ◆ Zoning: I-2
- ◆ Parcel #: 18883-0000-01746-00
- ◆ Real Estate Taxes: \$15,231/YR
- ◆ Near AR State Hwy 71 S & 255, I - 540 & OK State Hwy 112

Traffic Counts

Wheeler Ave	15,000 V.P.D.
I-540	41,000—47,000 V.P.D.
AR State Hwy 255	6,900—16,000 V.P.D.
OK State Hwy 112	2,100 V.P.D.



Bob Cooper, Jr.
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Major Employers

Company	Local Employees
Sparks Health System	2,400
Baldor Electric Company	2,393
OK Foods	1,800
Fort Smith Public Schools	1,783
Mercy Hospital Fort Smith	1,487
188th Fighter Wing	1,100
University of Arkansas—Fort Smith	951
Arkansas Best	936
City of Fort Smith	914
Rheem-Ruud	900

Fort Smith At A Glance

Metro Population: 280,500

Major Industries: Manufacturing, Tourism, Health care

Gross Metro Product: \$10.6 B

