

**FOR SALE**

**5500 Wheeler Ave - Ft Smith**



**BUILDING 1: 42,400 SF**

**BUILDING 2: 4,800 SF**

**LOT: 9.75 AC**

**SEITER &  
WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

Jackson Mendenhall, CCIM  
Associate Broker  
[jackson@seiterwright.com](mailto:jackson@seiterwright.com)

**479-785-4343**  
**[seiterwright.com](http://seiterwright.com)**

Jerry Seiter  
Principal Broker  
[jerry@seiterwright.com](mailto:jerry@seiterwright.com)

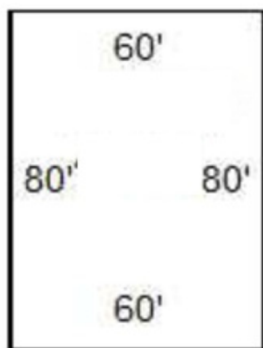
Co-Brokered with  
**NAI** Robert Lynn  
Nick Lee, SIOR, CCIM

# FOR SALE

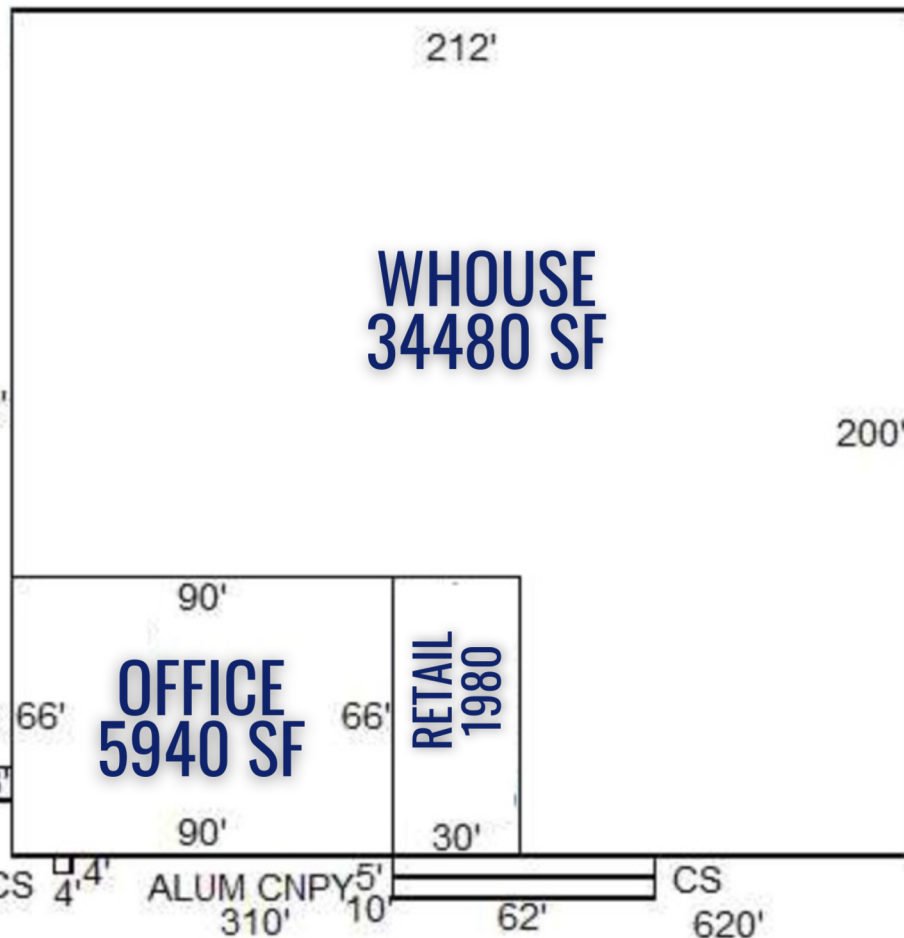
# 5500 Wheeler Ave - Ft Smith

Industrial facility with ample land opportunity at 9.75 acres available for purchase. Main building with approximately 42,400 square feet consists of 34,480 square feet of warehouse, 5,940 square feet of office, and 1,980 square feet retail showroom. Warehouse has 15.5 feet of clear height, 9 dock doors, 1 drive in door with drive up ramp, and updated LED lighting throughout. Second building has 4,800 square feet of shop space with four drive-thru doors. Possibility to install rail spur on west side of property. Purchase price is \$3,250,000.

Nearby businesses include ABB electric motors, A&D Supply Company, Arkansas Trailer, Titanium Transportation, Myers Mower & Tiller, Ashland Performance Materials, and ABC Printing & Signs. Wheeler Avenue (HWY 255) is Fort Smith's main trucking thoroughfare.



**4800 SF**



**SEITER &  
WRIGHT**  
COMMERCIAL PROPERTIES  
3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

Jackson Mendenhall, CCIM  
Associate Broker  
jackson@seiterwright.com

**479-785-4343**  
**seiterwright.com**

Jerry Seiter  
Principal Broker  
jerry@seiterwright.com

Co-Brokered with  
**NAI** Robert Lynn  
Nick Lee, SIOR, CCIM

# FOR SALE 5500 Wheeler Ave - Ft Smith



Seiter & Wright Commercial Properties | [seiterwright.com](http://seiterwright.com) | 479-785-4343