

FOR LEASE

6901 Jenny Lind Rd - Ft Smith



SEITER & WRIGHT
COMMERCIAL PROPERTIES

3307 OLD GREENWOOD RD, STE A - FT SMITH, AR

Jackson Mendenhall, CCIM

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479-785-4343
seiterwright.com

**20,300
TOTAL SF
AVAILABLE**

**ZONED
I-2**

SPRINKLED



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Industrial building with up to 20,300 square feet available.

5,800 SF space: Features 20-foot sidewalls with 18 feet clear. The lowest point offers 16 feet of clear height, with 18 feet to the roof. Includes one 10-foot door to the common dock and one 12-foot door at the rear of the building.

14,500 SF space: Features 20-foot sidewalls with 18 feet clear. The highest point provides 22 feet of clear height, with 24 feet to the roof. Includes two 12-foot doors at the front of the building and one 10-foot door to the common dock.

Spaces may be leased together or separately. The building includes a common dock wall, is fully sprinklered, and is zoned I-2. Three-phase power is available to be installed. Lease rate is \$4.00 per square foot, gross.

Conveniently located approximately 1.5 miles from Interstate 540 via Highway 71 South. Nearby users include ADKO Distribution, Arkansas Warehouse, Inc., Spartan Logistics, Hytrol Conveyor Company, and Qualserv Solutions.



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