

# FOR LEASE

2801 McKinley Avenue, Fort Smith, AR



Lease Rate	\$5.00 SF
Building Size	9,308 SF
Lease Type	Triple Net
Nets	\$1.19 SF
Lot Size	0.88

## PROPERTY OVERVIEW

2801 McKinley Avenue has a total of 9,308 SF. The office contains 4,404 SF while the warehouse has 4,800 SF. The building has multiple restrooms and a kitchen/breakroom. The warehouse is heated and has a 24 ft. ceiling, one ground level loading door, and one dock high loading door. It is built out for retail, warehouse, sales and office.

## PROPERTY FEATURES

- 4,404 SF OFFICE SPACE
- 9,308 SF HEATED WAREHOUSE
- 24 FT. CEILING IN WAREHOUSE
- 1 DOCK HIGH DOOR & 1 GROUND LEVEL DOOR
- KITCHEN / BREAKROOM
- 19 PARKING SPACES
- CORNER LOT
- ENTRANCE ON MCKINLEY AVE. & ON S. 28TH STREET



**Stuart Ghan**

Executive Broker

Office: 479-478-6161

Direct: 479-434-4557

[stuart@rhghan.com](mailto:stuart@rhghan.com)

[rhghan.com](http://rhghan.com)

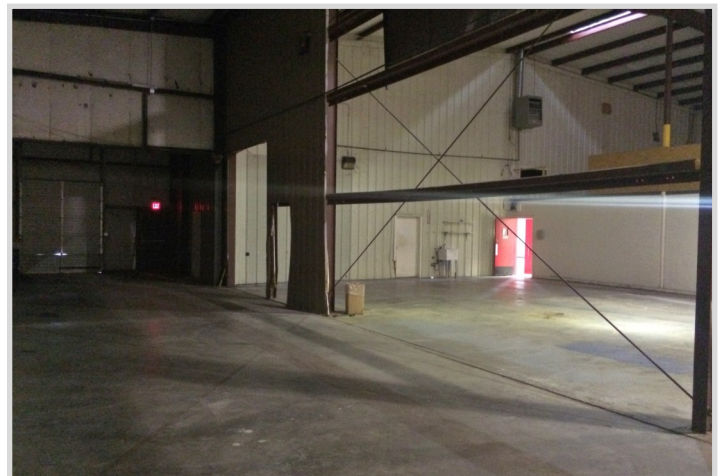
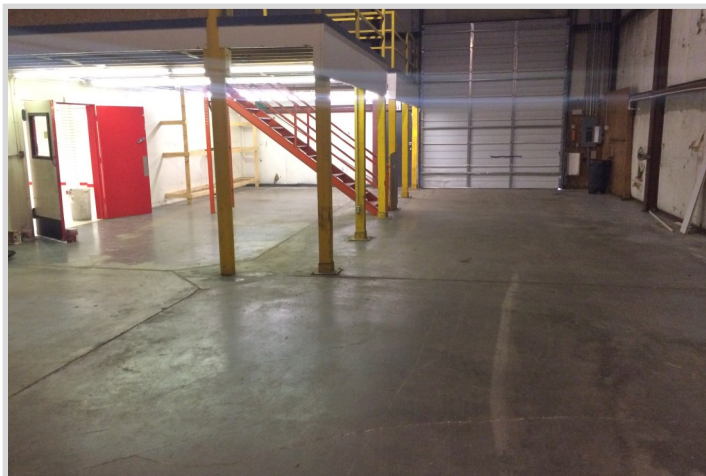


The information contained herein has been obtained from sources we believe to be reliable; however, Ghan & Cooper Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Ghan & Cooper Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/tenants must take appropriate measures to verify all of the information set forth herein.

# FOR LEASE

2801 McKinley Avenue, Fort Smith, AR

**Ghan & Cooper**  
COMMERCIAL PROPERTIES  
4611 Rogers Avenue  
Fort Smith, Arkansas  
72903



The information contained herein has been obtained from sources we believe to be reliable; however, Ghan & Cooper Commercial Properties has not verified, and will not verify, any of the information contained herein, nor has Ghan & Cooper Commercial Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers/tenants must take appropriate measures to verify all of the information set forth herein.