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# WAREHOUSE FOR SALE

## 5201 S 34<sup>TH</sup> Street, Fort Smith, AR



I-540  
49,000 VPD

Vicksburg St

S 34th St

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## Property Understanding

### OVERVIEW

<b>Offering</b>	For Sale
<b>Price:</b>	\$1,650,000
<b>Address</b>	5201 S. 34 <sup>th</sup> Street, Fort Smith, AR 72903
<b>Property Type</b>	Industrial Warehouse
<b>Building &amp; Lot Size</b>	±146,833 SF   ±5.86 acres
<b>Year Built</b>	1952
<b>Zoning</b>	CI
<b>Frontage</b>	<ul style="list-style-type: none"> <li>○ S 34<sup>th</sup> St – ±350'</li> <li>○ Vicksburg St – ±610'</li> </ul>

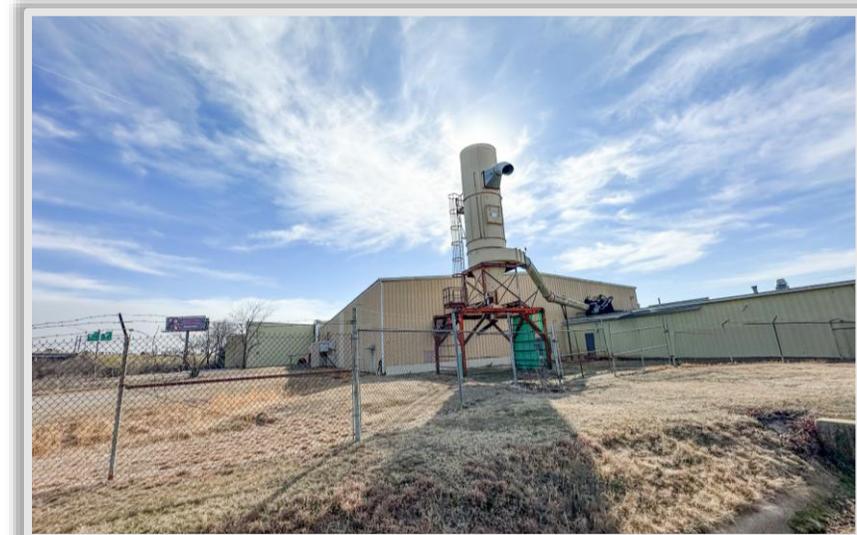
### PROPERTY HIGHLIGHTS

- Offered well below Replacement Cost — exceptional value opportunity
- ±146,883 SF functional industrial facility with versatile layout
- High-bay warehouse (28'–34' clear) with active rail spur
- 8 dock-high doors + 1 oversized drive-in door
- Two overhead crane systems (valued at \$200K+) included
- Prominent visibility along Interstate I-540 Multiple clear heights supporting diverse manufacturing or distribution uses
- Rare rail-served availability in the Fort Smith market
- Clean Phase I Environmental
- Fire sprinkler system up to current code

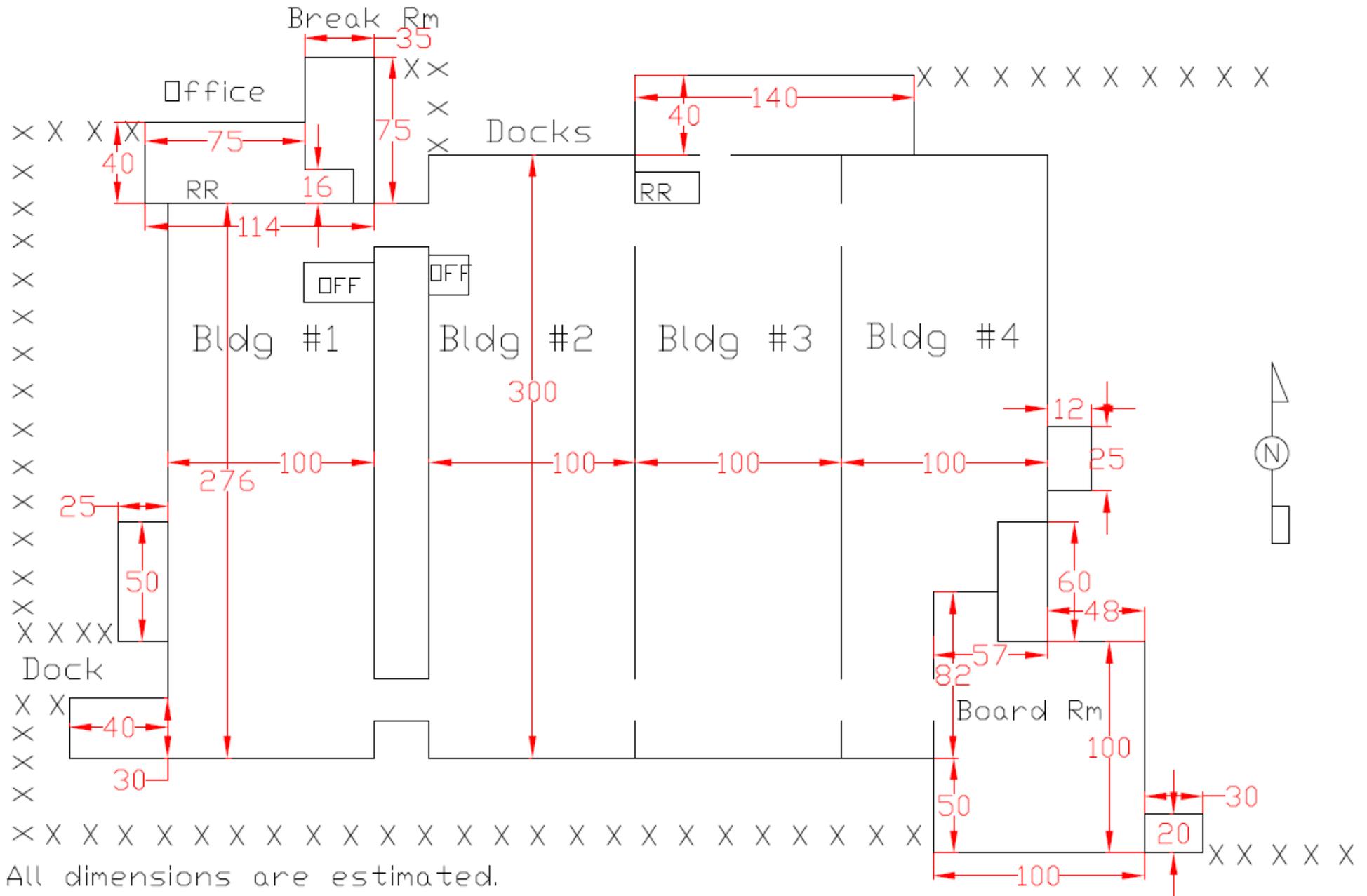
[CLICK HERE](#) 

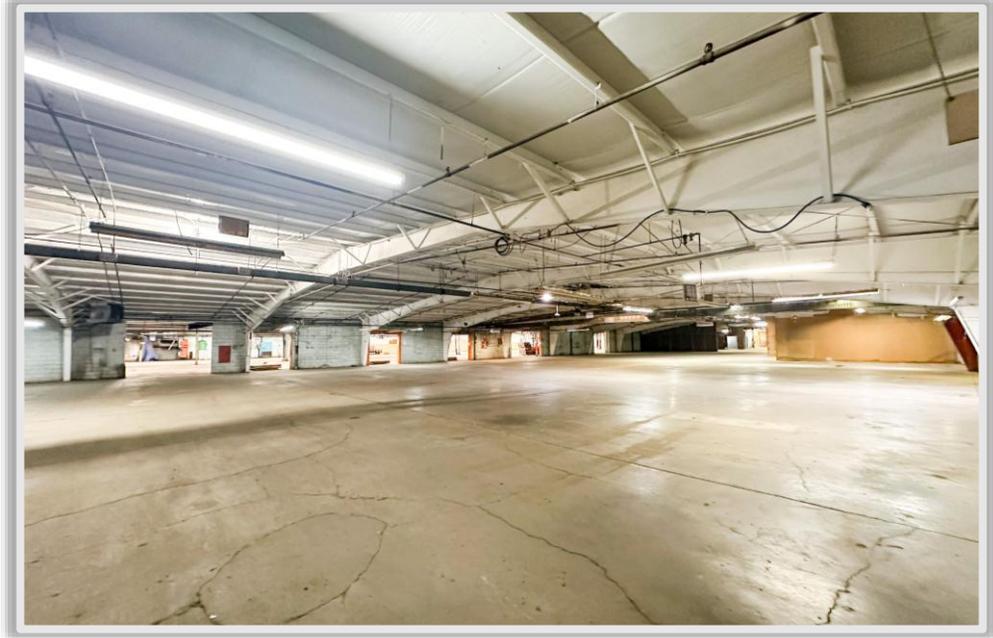
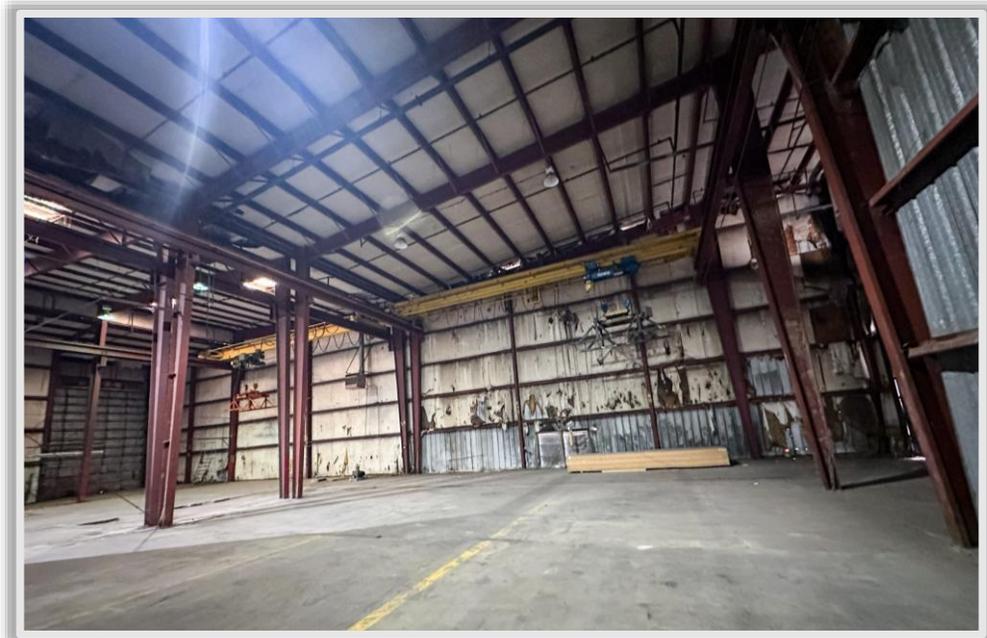
[Video Tour #1](#)

[Video Tour #2](#)









## Fort Smith, Arkansas



Fort Smith is the third-largest city in Arkansas and is situated along the Arkansas River, across from the Oklahoma state border. It is Arkansas' manufacturing hub and was recently selected by the U.S. Air Force as the new home of the Foreign Military Sales Pilot Training Center. The new training center is projected to have an annual economic impact of \$800 million to \$1 billion.

The region has a long history of hardworking individuals across industries, including agriculture, construction, manufacturing, distribution, food processing, electronics, healthcare, and more. In addition to its qualified workforce, Fort Smith's cost of living is approximately 14% below the national average.

Fort Smith's unique origin as a western frontier military post in 1817 underpins its growing recreation and tourism industry. Downtown Fort Smith has experienced rapid revitalization in recent years, with numerous new buildings and projects. Notably, "The Unexpected" is a public art initiative that brings urban and contemporary art to Arkansas. The initiative culminates in an annual week-long event in downtown Fort Smith.

### DEMOGRAPHICS\*

	3 MILES	5 MILES	10 MILES
<b>Population</b>	38,717	83,992	141,375
<b>Households</b>	16,895	35,166	56,644
<b>Average Age</b>	40.0	40.2	39.9
<b>Average Household Income</b>	\$84,594	\$91,855	\$88,921
<b>Businesses</b>	1,701	3,239	4,488

*\*Demographic details based on property location*

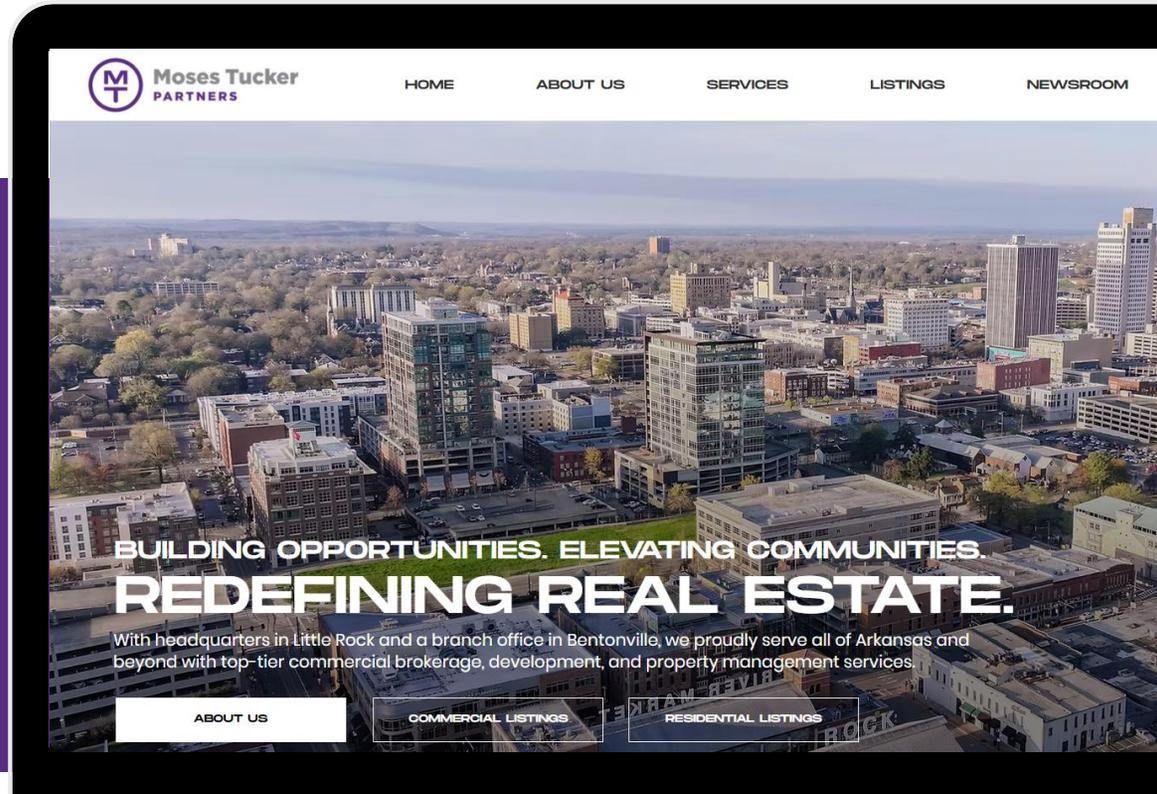
# CONNECT

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