

800 South 4th Street Fort Smith, Arkansas

Property Information

- ◆ Purchase Price: \$300,000
- ◆ 64,726 SF
- ◆ Lot Size: 1.78 AC
- ◆ Parcel ID: 16477-0009-00596-00 & 16477-0012-00596-00
- ◆ Zoning Description: I-1
- ◆ Real Estate Taxes: \$2,491.00 annually
- ◆ 64'x20' Cover Dock
- ◆ 3 Dock High Loading Doors
- ◆ 2 Grade Level Drive-in Doors
- ◆ 5 Offices
- ◆ Storage Room
- ◆ 12' Side Walls
- ◆ 4" Reinforced Concrete Floors
- ◆ Overhead Space Heat in Warehouse
- ◆ Year Built: 1960



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

Median Household Income: \$39,874

Cost of Living: 12.9% below nat'l avg



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