

FOR SALE

LEASED INVESTMENT WITH 10 YEAR LEASE TERM

3730 Wheeler Ave, Fort Smith, Arkansas, 72901



310.839.3333



PROPERTY INFORMATION

Sale Price : \$5,625,000

Site Area : 10.6 Acres

Building Area : 130,098 SF

- The sale is being offered with in place environmental insurance
- Potential to add value to site with extra flat buildable land
- Located across the street from the Federal Express Distribution Center
- Monthly Net Income \$37,500 per month | 8% Cap Rate

CONTACT:

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LANCELOT

Commercial Industrial Brokerage

1539 Sawtelle Blvd. Suite 18, Los Angeles, CA 90025

FOR SALE

FULLY LEASED INDUSTRIAL BUILDING

3730 Wheeler Ave, Fort Smith, Arkansas, 72901



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LONG TERM TENANT:

The property is 100% leased to RiverBend Industries. Tenant is heavily invested with 52 press machines ranging from 110 – 3000 tons and has occupied the building since 2006.

River Bend Industries, a division of Quantum Plastics has since 1963 provided custom plastic injection molding, manufacturing, and assembly of plastic parts for U.S and International distribution for things like spa equipment, appliances, automotive parts, medical equipment, furniture, printers, etc.

River Bend has three manufacturing facilities located in Fort Smith Arkansas, Victor Iowa, and North Liberty Iowa.

Riverbend Industries Lease: Single tenant bondable NNN lease.

Occupancy : 100% leased through 1/1/2029

Renewal Options : Tenant has four 5-year renewal options.
Call regarding tenant's interest in extending their lease.

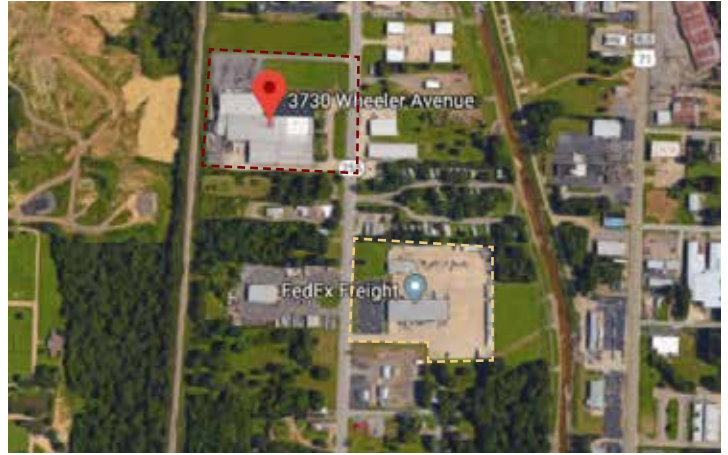
Operating Expenses : Tenant pays all operating expenses.
Tenant pays real estate taxes, and insurance.
Tenant is responsible for foundations, structural and all maintenance.

Rent Schedule : Year 1-3: \$37,500 | Annual 3% increase thereafter
(4 months of 1/2 rent during term.)

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FORT SMITH AREA OVERVIEW:

Fort Smith has long been a regional manufacturing center, with major plants located in the city operated by Rheem Rudd Air Conditioning, Trane Air Conditioning, Georgia-Pacific, Coca Cola, Gerber, Planters Peanuts, Mars Petcare, Umarex USA, Graphic Packaging, Pernod Ricard-USA, and many others.

Fort Smith is home to several corporations including Baldor Electric Company, a member of the ABB Group, ArcBest Corporation, and poultry company OK Foods.

Glatfelter steel recently invested \$80 million into a Fort Smith plant.



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