

509 Access Road Van Buren, Arkansas

Property Information

- ◆ Sub-Lease Price: \$2,200/Monthly
- ◆ Lease Terms: Triple Net
- ◆ Nets: \$300.00 Monthly
- ◆ Property Type: Industrial
- ◆ Property Sub-Type: Service Garage
- ◆ Building Size: 3,000 SF
- ◆ No. Drive-in/Grade-Level Doors: 2
- ◆ 600 SF Office
- ◆ Restroom
- ◆ Lot Size: 1.36 AC
- ◆ Zoning: C-2
- ◆ Close to Interstate 40

Traffic Count

I-40	23,000 V.P.D.
59 Hwy / Fayetteville Rd	24,000 V.P.D.



Major Employers

Tyson Foods
Simmons Foods
Van Buren School District
USA Truck
Allen, Inc.
Summit Medical Center

Van Buren At A Glance

Major Industries: Manufacturing, Food Processing, Health care
10 Year Projected Growth: 39.93%
Median Household Income: \$34,886
Cost of Living: 17.4% below nat'l avg

The City is located directly northeast of Fort Smith at the interstate 40 - Interstate 540 junction. Van Buren is home to many large corporations within the state and employs a great deal of the city's population within its Port and Industrial Park district. Manufacturing, food processing, and medicine are sustaining industries in Van Buren.



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