



FOR SALE

\$6,000,000

(\$7.77 PSF)

Cameron Torabi

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Mason Capital Group

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GRAND SLAM BUSINESS PARK

5300 ZERO ST – FORT SMITH, AR

Class A Mixed-Use Business Park –168,000 SF
Total Site Area: 17.72 Acres

Site Plated & Approved with all necessary infrastructure in place

- 12 BUILDINGS CLASS A MIXED-USE
 - 6 OFFICE & FLEX-STORAGE 14,000 SF
 - 6 FLEX-STORAGE
 - STORAGE SPACES HAVE 22-FOOT CEILINGS AND 14-FOOT GARAGE DOORS
- 3 Additional Lots 1 acre +/-

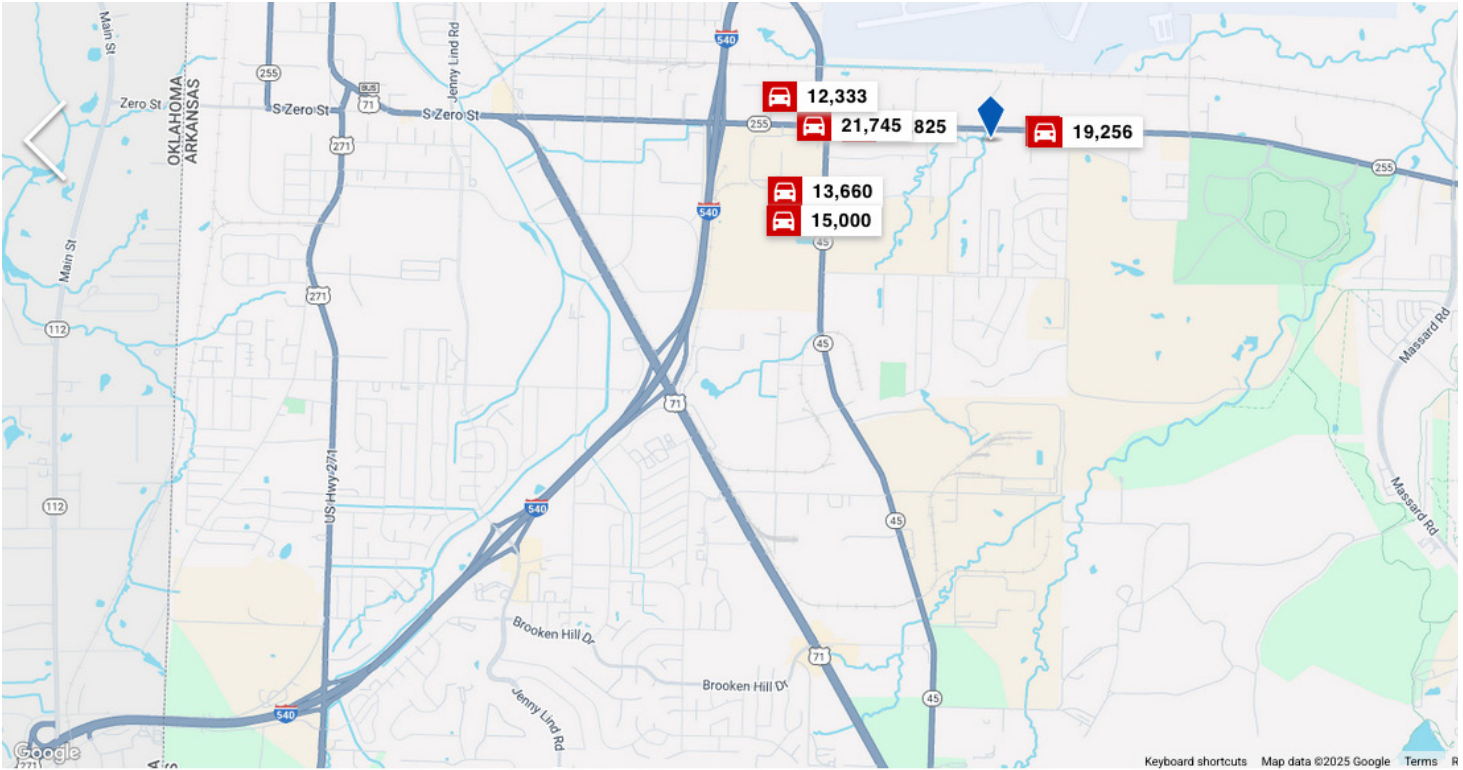
Building #1 (Completed 2025): 14,000 SF

- 5 Office & Flex-Storage 14,000 SF
 - Suite #1 Leased
- Currently LOI for additional 4 Offices

Market Trends:

- Fort Smith MSA population: 91,160
- Median household income: \$52,692
- Unemployment: 3.2%
- Lockheed Martin F-35 Training Center: \$1.2B+ investment, 30–40 year federal mission timeline
- Cost of doing business: 8% below national average
- 1,700+ new jobs created recently
- Northwest Arkansas CRE market: resilient rent growth, low vacancy

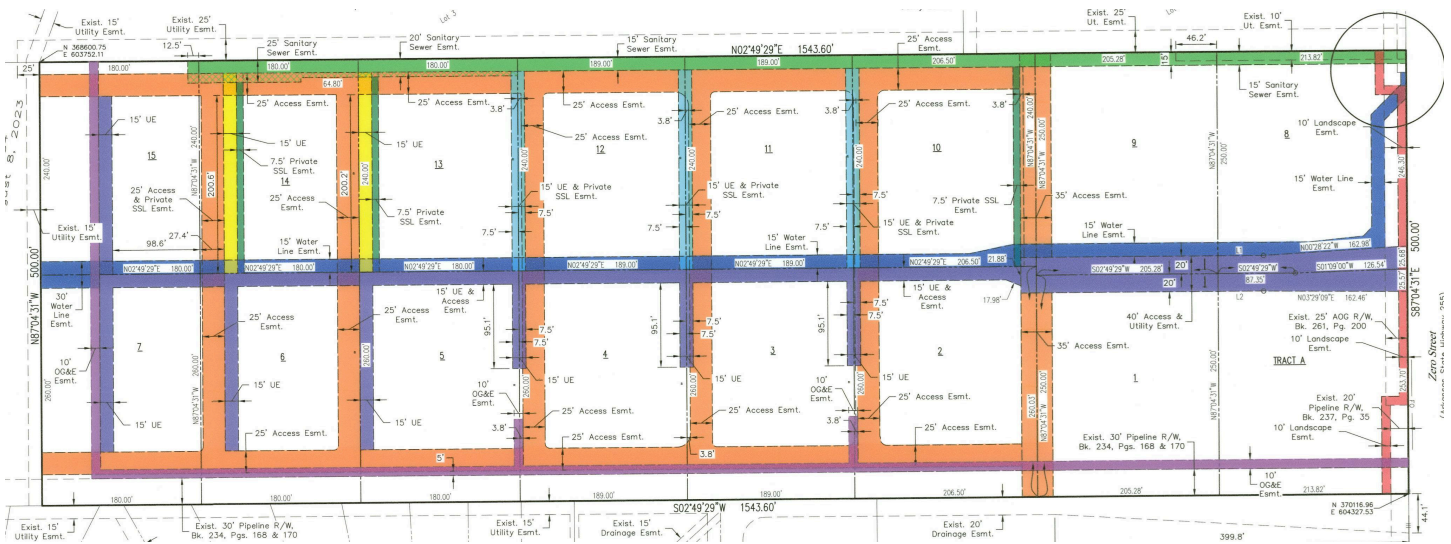
5300 S ZERO STREET



NEARBY MAJOR RETAILERS

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Photo Gallery





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Result Driven

