



# INDUSTRIAL BUILDING

## FOR SALE

6705 WALLACE AVENUE, SHREVEPORT, LA 71106

- 17,618 SF building available
- 1.4+/- acres of land
- Showroom/office: 2000 SF includes (2) restrooms, break room, (2) offices and showroom
- Warehouse: 15,618 SF fully insulated, lighting and skylights, heated, (1) restroom, eave height 23', 28' at the center
- Doors: 4 dock high (2) 10' x 10' and (2) 12' x 10' with dock leveling plates, 2 ramp doors (1) 10' x 10' and (1) drive in 12' x 12'
- Parking: 26 employee and visitor
- Security fencing with gates
- Year built: 1994
- Zoned I-1
- Annual Property Taxes: \$4,023.00
- Sale Price \$559,248.00
- Reduced from: \$634,248.00



For more information, contact:

**Michael Berlin, Associate Broker | 318.222.2244**

**mberlin@vintagerealty.com | vintagerealty.com**

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6705 WALLACE 70TH STREET  
SHREVEPORT, LA 71129



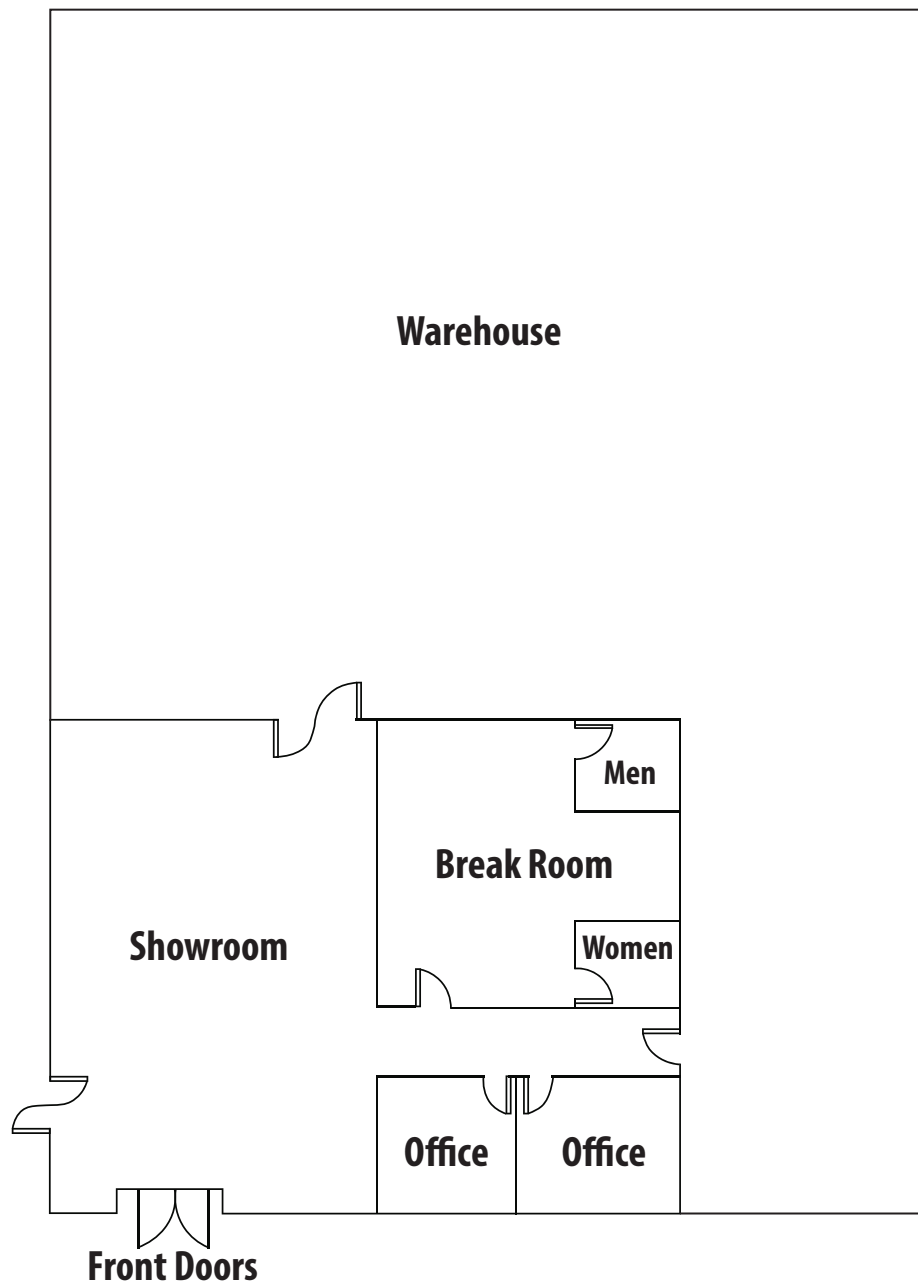
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