



# INDUSTRIAL INVESTMENT PROPERTY AVAILABLE FOR SALE

6101 COURTESY LANE, SHREVEPORT, LA 71106

- Great Investment Opportunity with Tenant in place
- 22,000 SF Improved property with rail-served steel frame building.
- 1.85 acres of land

- 17,032 SF Warehouse with a 3,128 SF Office/Display/Sales Space
- A 20' x 73' open air, covered loading dock (1,460 SF) is adjacent to the KCS rail spur
- Building has 20' sidewall height and 5.5" concrete floor slab
- Warehouse has 50' x 24' and 40' x 24' column spacing
- Four 10' x 10' truck dock-high doors on the front of the building

- One 12' x 12' overhead door opens onto a covered rail-high loading dock
- Concrete paved parking is located in front of the building
- Located in central Shreveport on the east side of Courtesy Lane between Hollywood and W. 62nd Street
- Sale Price - \$600,000

For more information, contact:

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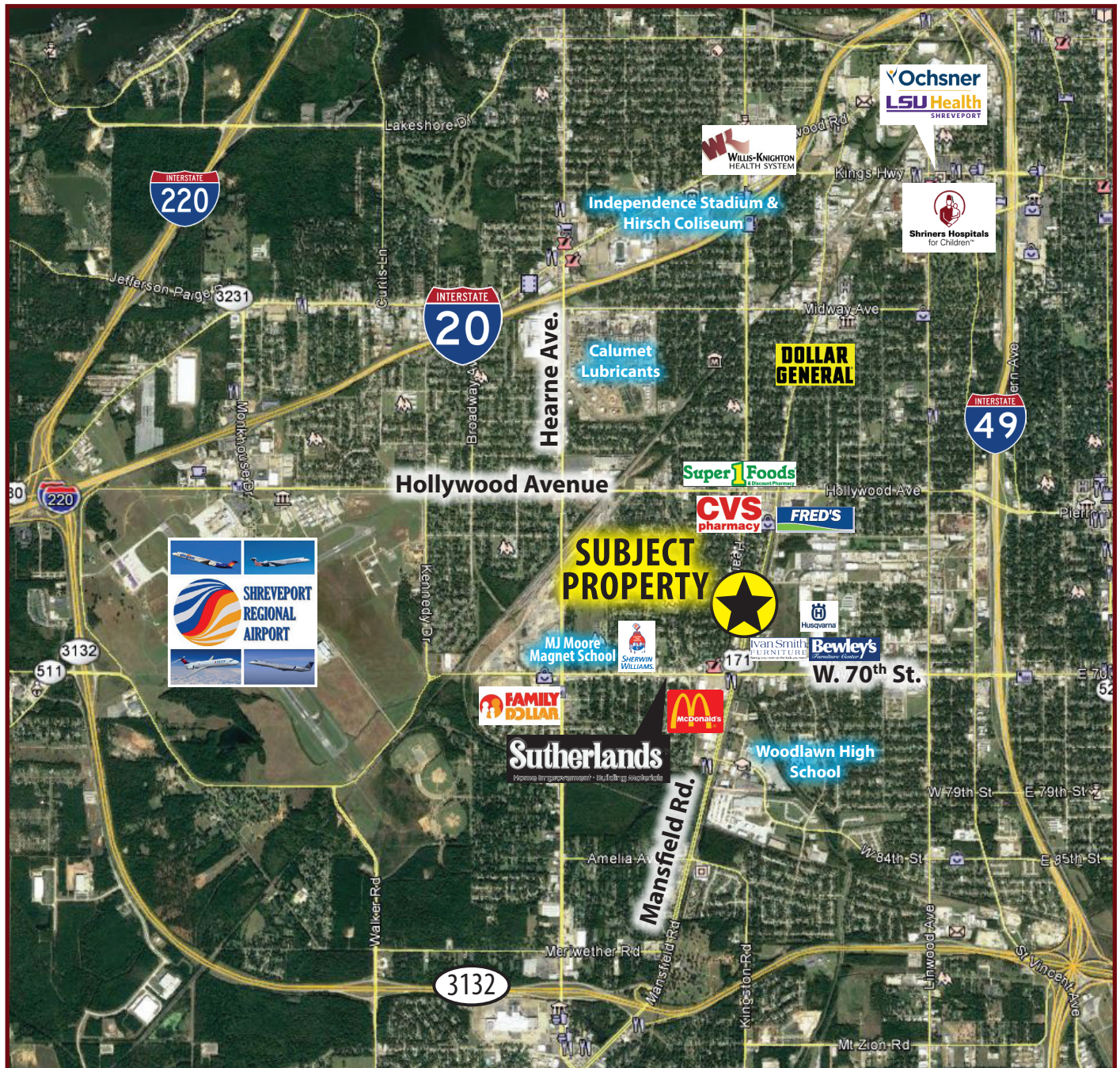
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