





For Sale



Income Producing Industrial Property

Pierremont Rd & Southern Ave, Shreveport, Louisiana 71106

Property Highlights

- Industrial Investment Site Available For Sale
- Site Consists of 3 Buildings Totaling ±12,800 SF
- 5817 Southern Avenue is ±6,500 SF (1K amp, 3 Phase Electrical, 30-ton AC, R-30 Insulation, Built in 2005)
- 5832 Lexington Avenue is ±1,800 SF (Additional 1,045 SF Covered, 10-ton AC, Generator)
- 1112 Pierremont Road is ±4,500 SF (Laser Leveled Flooring, 3K amp, 3 Phase Eletrical, 30-ton AC, R-30 Insularion, 716 SF Loading Dock with 8' Ramp)
- Site is Fenced with 2 Automatic Gates
- Concrete Parking
- Income and Expenses on Following Page

Sale Price

\$375,000

CALL OR EMAIL FOR MORE INFORMATION

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For more information

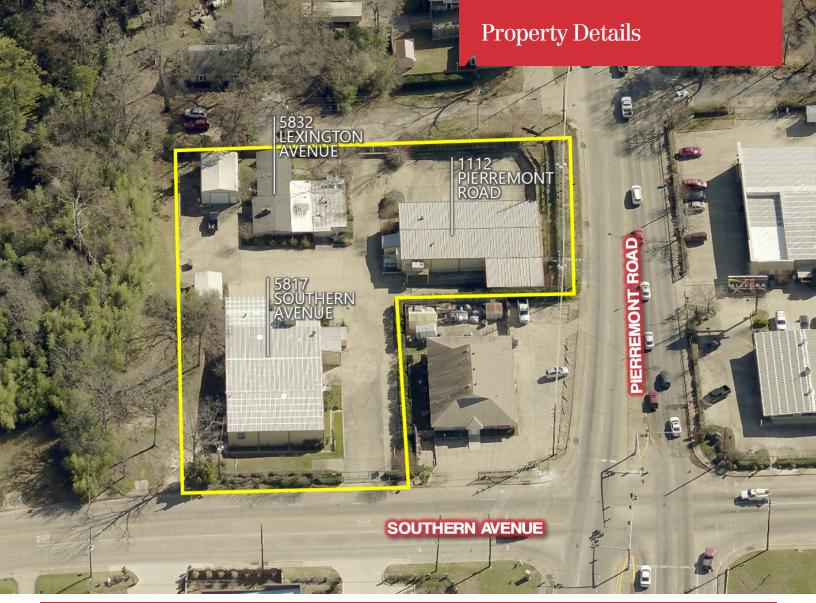
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2019 INCOME			
BUILDING	INCOME	EXPENSES	LEASE TERM
5817 Southern Avenue	\$30,000	\$5,070	3 Years
1112 Pierremont Road*	\$28,400	\$4,140	18 Months
5832 Lexington Avenue	-	\$1,075	vacant

*WITH A FULL PRICE OFFER, BUYER RECEIVES \$22,800 AT CLOSING, THEN \$1,100/MO IN RENT UNTIL LEASE EXPIRATION



