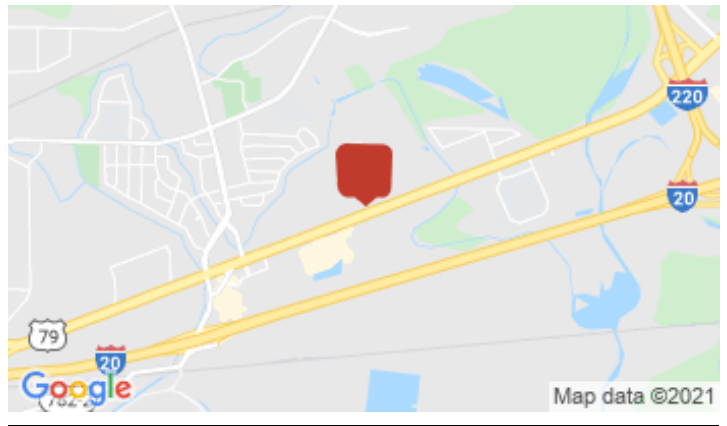


# Net Lease Investment Opportunity

## 5409 E Texas St, Bossier City, LA 71111



Listing ID:	30564033
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Light Industrial, Net Leased
Gross Land Area:	3.64 Acres
Sale Price:	\$1,750,000
Unit Price:	\$108.63 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Shreveport-Bossier City
County:	Bossier
Loading:	11 Doors
Office SF:	1,617 SF
Drive-In Bays:	11 Bays
Tax ID/APN:	S848 0003
Property Use Type:	Investment
Building/Unit Size (RSF):	16,110 SF
Cap Rate:	7.55%
Highway Access:	Fronts US Hwy 80.
Tenancy:	Single Tenant
Construction/Siding:	Metal Siding
Parking Type:	Surface



### Overview/Comments

Super Regional equipment rental tenant. Tenant in place for 4 years just signed a four year extension.

Corner lot with slow down lane and crossover on Hwy 80.

#### More Information Online

<https://latterblum.catylist.com//listing/30564033>

#### QR Code

Scan this image with your mobile device:



### Property Contacts



#### Randall B Boughton

NAI/Latter & Blum Commercial Baton Rouge  
225-295-0800 [0]  
rboughton@latterblum.com



#### Jeff Wyatt

Diamond Realty & Associates  
318-746-0011 [0]  
jeffwyattrealty@gmail.com