



4200 E Texas

Bossier City, Louisiana 71111

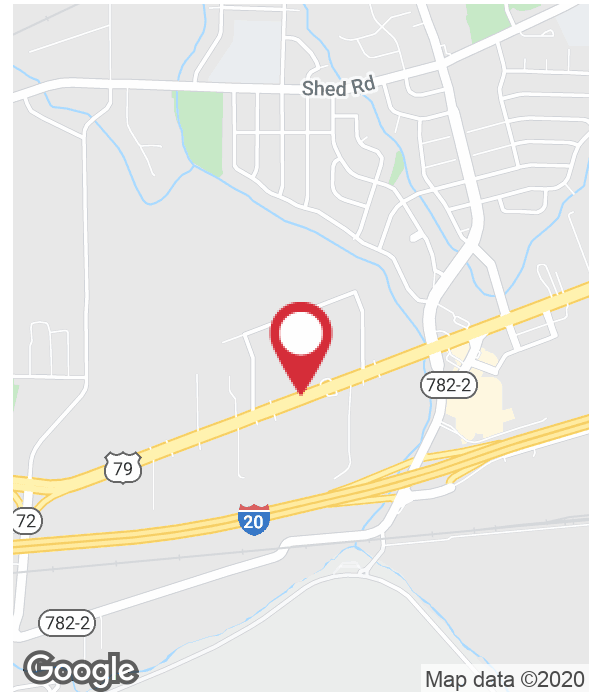
Property Highlights

- New Construction
- Excellent Visibility
- Easy access to I-20
- Flexible Floorplans
- Design your own space 4,000 - 12,000 square feet

Pricing

Sale Price: \$1,700,000

Lease Rate: \$12.00 SF/yr (NNN)



For more information

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CALL OR EMAIL FOR MORE INFORMATION

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225 295 0800 tel
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For Sale or Lease

Industrial Property

4,000 - 12,000 SF



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& Associates

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PROPERTY DESCRIPTION

Almost completed 18,000 square foot office / warehouse with all modern amenities and high visibility on US Hwy 80. The site is located near the Industrial Drive entrance to Interstate 20.

LOCATION DESCRIPTION

Located in between Interstate 20 and US Highway 80. Site is 1/4 mile from the Industrial Drive Exit. High traffic counts and great visibility from Interstate 20 and US Highway 80

PARKING DESCRIPTION

Surface in front for customers, surface in rear for employees

UTILITIES DESCRIPTION

Water, gas, sewer, 3 Phase Electric

LOADING DESCRIPTION

Rear overhead door, drive up

POWER DESCRIPTION

3 Phase Electric

GAS DESCRIPTION

Natural - City



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Industrial Property

4,000 - 12,000 SF

Sale Price **\$1,700,000**

Lease Rate **\$12.00 SF/YR**

PROPERTY INFORMATION

Property Type Industrial
Property Subtype Warehouse/Distribution
Traffic Count Street E Texas (US Hwy 80)
Power Yes

PARKING & TRANSPORTATION

Parking Price Per Month \$0.00 /month
Parking Type Surface
Number of Parking Spaces 17

UTILITIES & AMENITIES

Handicap Access Yes
Central HVAC Yes
HVAC Provided for 1,200 square foot standard office
Broadband Cable
Restrooms 3 per unit
Gas / Propane Yes

LOCATION INFORMATION

Street Address 4200 E Texas
City, State, Zip Bossier City, LA 71111
County Bossier
Market Shreveport / Bossier MSA
Sub-market Bossier City
Market Type Medium
Nearest Highway Interstate 20 / US Hwy 80
Nearest Airport Shreveport

BUILDING INFORMATION

Building Class A
Occupancy % 33.0%
Tenancy Multiple
Number of Cranes 0
Ceiling Height 22 ft
Minimum Ceiling Height 18 ft
Number of Floors 1
Average Floor Size 4,000 SF
Year Built 2019
Gross Leasable Area 18,000 SF
Construction Status Under construction
Framing Metal
Condition Excellent
Roof Metal, Sloping
Free Standing Yes
Number of Buildings 1

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Industrial Property

4,000 - 12,000 SF



LOCATION INFORMATION

Street Address	4200 E Texas
City, State, Zip	Bossier City, LA 71111
County	Bossier
Market	Shreveport / Bossier MSA
Sub-market	Bossier City
Signal Intersection	No
Market Type	Medium
Nearest Highway	Interstate 20 / US Hwy 80
Nearest Airport	Shreveport

BUILDING INFORMATION

Building Class	A
Occupancy %	33.0%
Tenancy	Multiple
Number of Cranes	0
Ceiling Height	22 ft
Minimum Ceiling Height	18 ft
Number of Floors	1
Average Floor Size	4,000 SF
Year Built	2019
Gross Leasable Area	18,000 SF
Construction Status	Under construction
Framing	Metal
Condition	Excellent
Roof	Metal, Sloping
Free Standing	Yes
Foundation	Concrete with rebar
Exterior Walls	Metal
Mezzanine	Available for extra charge
Office Buildout	3 offices, 2 ADA restrooms, stained concrete floor

For Sale or Lease

Industrial Property

4,000 - 12,000 SF

