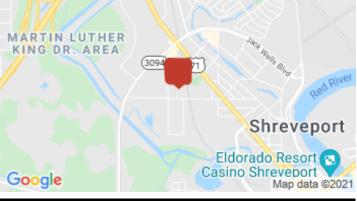
## **26 Acres & 12,620 SF Bldg with Crane** 750 Aero Dr, Shreveport, LA 71107

**STIRLING** PROPERTIES

Listing ID: Status: Property Type: Industrial Type: Gross Land Area: Sale Price: Unit Price: Sale Terms: Nearest MSA: County: Loading: Office SF: Drive-In Bays: Tax ID/APN: Zoning: Property Use Type: Building/Unit Size (RSF): Highway Access: **Rail Access:** Tenancy: Construction/Siding: Parking Type:

30658023 Active Industrial For Sale Free-Standing, Light Industrial 26 Acres \$1,800,000 \$142.63 PSF Cash to Seller Shreveport-Bossier City Caddo 7 Doors 2,400 SF 2 Bavs 181423000010400 I-2 Investment, Vacant/Owner-User, **Business** 12.620 SF Hwy 71 Interstate 220 Yes Single Tenant Metal Siding, Steel Frame Surface





## **Overview/Comments**

LAND HIGHLIGHTS. • 26.34+/- Acres (subject to survey) see attached "Property Plat". • 1,898'+/- Road Frontage. • Rail Served. 1,285'+/- Abutting Union Pacific RR R/W. • Mostly cleared, generally level, at or near street grade, appears well drained. • 18+/-Acres under fence & partly stabilized for "Lay Down" Yard. LOCATION HIGHLIGHTS. • 750 Aero Dr., Shreveport, LA 71107. • 1.5 miles north of Shreveport's downtown CBD. • Excellent location in heart of Shreveport's Agurs Industrial District. • Great access – only minutes to N. Market St. (Hwy 1 & 71), N. Hearne Ave. (Hwy 3094), I-20, I-220 & I-49. • Shreveport (190,000 pop.) is parish seat for Caddo Parish (240,000 pop.) and in 4-parish M.S.A. (432,000 pop.). • 190 miles east of Dallas, TX; 220 miles west of Jackson, MS; 255 ...

More Information Online

https://stirlingprop.catylist.com//listing/30658023

QR Code

Scan this image with your mobile device:



## **Property Contacts**



James S Dowling Stirling Properties Baton Rouge 318-347-2043 [M]

985-898-2022 [0] jdowling@stirlingprop.com

Page 1

© Copyright Catylist. All Rights Reserved. The information presented herein is provided as is, without warranty of any kind. Neither the administrators of this site nor Catylist assume any liability for errors or omissions.