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

STIRLING PROPERTIES

Listing ID:	30658023
Status:	Active
Property Type:	Industrial For Sale
Industrial Type:	Free-Standing, Light Industrial
Gross Land Area:	26 Acres
Sale Price:	$1,800,000
Unit Price:	$142.63 PSF
Sale Terms:	Cash to Seller
Nearest MSA:	Shreveport-Bossier City
County:	Caddo
Loading:	7 Doors
Office SF:	2,400 SF
Drive-In Bays:	2 Bays
Tax ID/APN:	181423000010400
Zoning:	I-2
Property Use Type:	Investment, Vacant/Owner-User, Business
Building/Unit Size (RSF):	12,620 SF
Highway Access:	Hwy 71 Interstate 220
Rail Access:	Yes
Tenancy:	Single Tenant
Construction/Siding:	Metal Siding, Steel Frame
Parking Type:	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

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