



FOR SALE

2002 Claiborne Avenue
Shreveport, LA 71103



IDEALLY LOCATED INDUSTRIAL DISTRIBUTION FOR SALE



PROPERTY OVERVIEW

Exiting occupant expanding and making this space available for a new occupant! Showroom with easy access drive-up parking. Fully fenced. Clear heights in warehouse 14' to 21'. Two dock high overhead doors. Space in excellent condition. Office showroom includes three private offices, break room and two restrooms.

LOCATION OVERVIEW

Ideally located just east of the Mansfield Road and Claiborne Avenue intersection, the property sits less than five minutes from Interstate 20, less than 0.5 miles from Hearne Ave (Hwy 171), and only 0.28 miles south of Kings Hwy.



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- 1.397 ACRES fenced on North, West, and Eastern boundaries
- 6,000 SF INDUSTRIAL WAREHOUSE
Newer Building Constructed in 2011
- 2 DOCK HIGH Overhead Doors via Truck Well
- 13,987 SF INDUSTRIAL BUILDING
4,500 SF Office Area
6,600 SF of Heated/Cooled Open Area
2,900 SF of Open Warehouse Space

| | |
|------------------|------------|
| Sale Price: | \$600,000 |
| Unit Price: | \$29.94/SF |
| Available Space: | 20,038 SF |
| Lot Size: | 1.4 AC |
| Office Space: | 4,500 SF |
| No of Buildings: | 2 |
| Clear Height: | 14'-24' |

[Click Here for Additional Information](#)

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