



146,300 SF INDUSTRIAL FOR LEASE / SALE

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Sealy Real Estate Services

333 Texas St. | Ste. 1050
Shreveport, LA 71101

318.222.8700

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LOCATION OVERVIEW

The 146,300 SF property offers excellent visibility and access from I-49. 0.3 miles north of W 70th St. and only two blocks east of Linwood Ave, the property is ideally located and is accessible through two entry/exits via St. Vincent Ave.

HIGHLIGHTS

- Excellent Visibility
- Less Than One Mile From I-49
- New Roof Added In 2018
- Finished/Office Showroom Space Available



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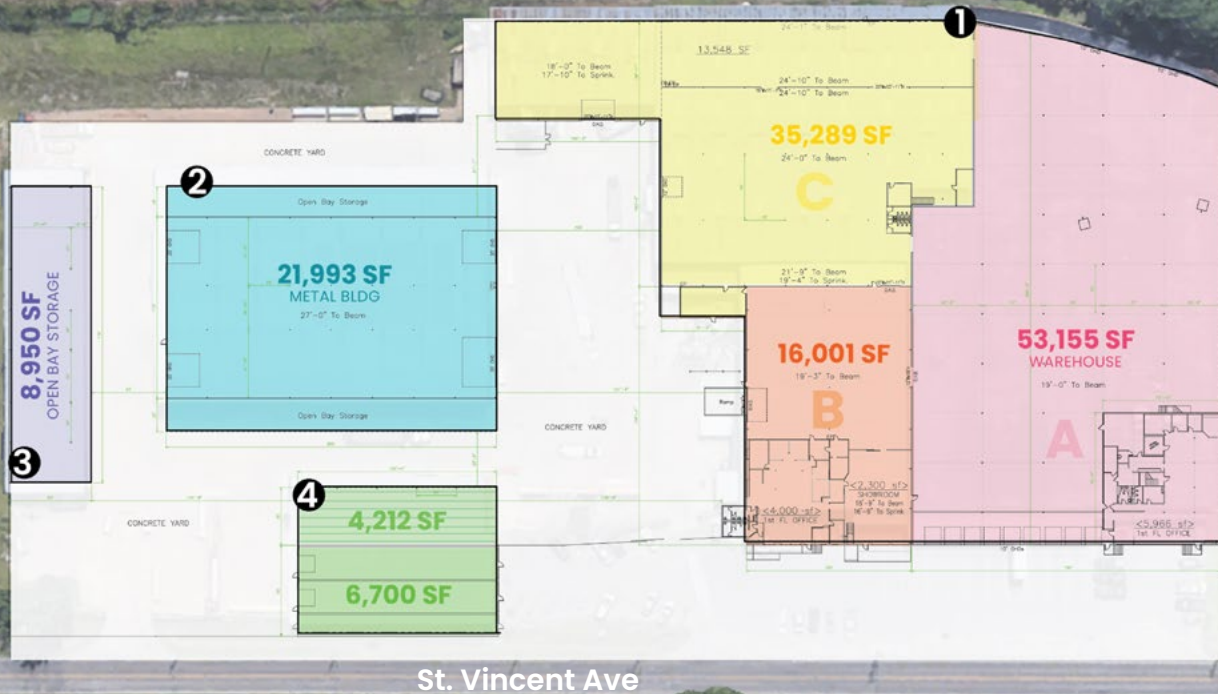
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PROPERTY OVERVIEW

The improvements consist of four separate buildings for a total of 146,300 SF +/- of warehouse distribution and storage space situated on 7.81 acres located in central Shreveport just off I-49. The four separate buildings were constructed at different times with different materials. The construction dates of the buildings range from 1962 to 2016.

BUILDING 1

104,445 SF TOTAL
Clear Heights Vary

A - 53,155 SF
Inclusive of 5,966 sf of unfinished office space. 19' clear height.

B - 16,001 SF
Inclusive of 4,000 sf of office space. 19' 3" clear height.

C - 35,289 SF
Clear height varies 18' - 24' 10"

BUILDING 2

Outdoor Covered Storage
21,993 SF
Clear Height - 27'

BUILDING 3

Outdoor Covered Storage
8,950 SF

BUILDING 4

Outdoor Covered Storage
4,212 SF
3 additional storage bays totaling 6,700 SF

SALE INFORMATION

Available Total: **146,300 SF** Land Area: **7.81 ACRES** Sale Price: **\$2,800,000** Unit Price: **\$19.14/SF**

LEASE INFORMATION

SPACE	AVAILABLE SPACE	MAX CONT.	LEASE RATE	TYPE	DESCRIPTION
1A	53,155 SF	146,300 SF	\$3.00/SF (Annual) \$13,288 Monthly	NNN	19' clear height, 5,966 SF of unfinished office space (2 floors), 9 dock doors
1B	16,001 SF	146,300 SF	\$4.50/SF (Annual) \$6,000 Monthly	NNN	Inclusive of 4,000 of office space, 19' 3" clear height, 1 drive-in bay
1C	35,289 SF	146,300 SF	\$2.75/SF (Annual) \$8,087 Monthly	NNN	Clear height varies 18' - 24' 10", 2 drive-in bays
Outdoor Covered Storage (2-4)	41,855 SF	146,300 SF	\$2.15/SF (Annual) \$7,500 Monthly	Gross	Buildings 2, 3, and 4,

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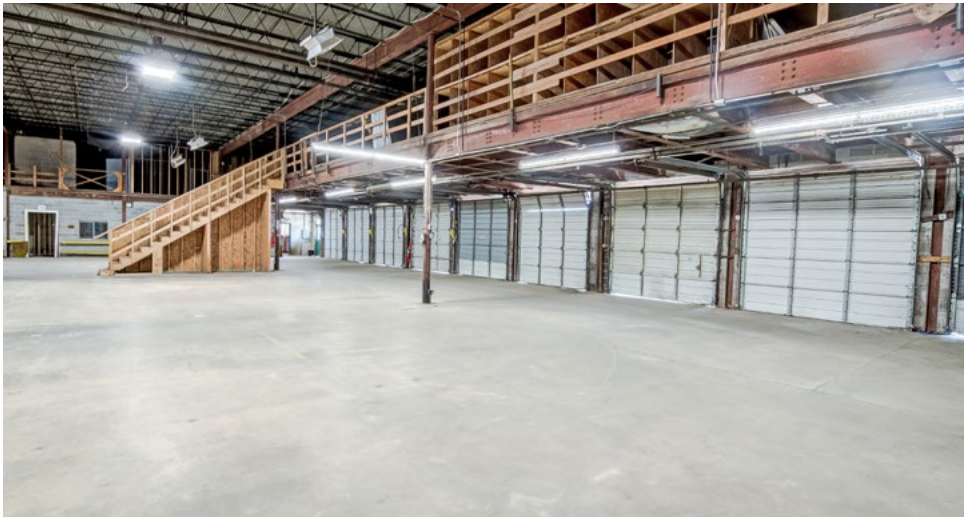
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PROPERTY PHOTOS



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