SEALY

FOR LEASE -NORTH BOSSIER INDUSTRIAL
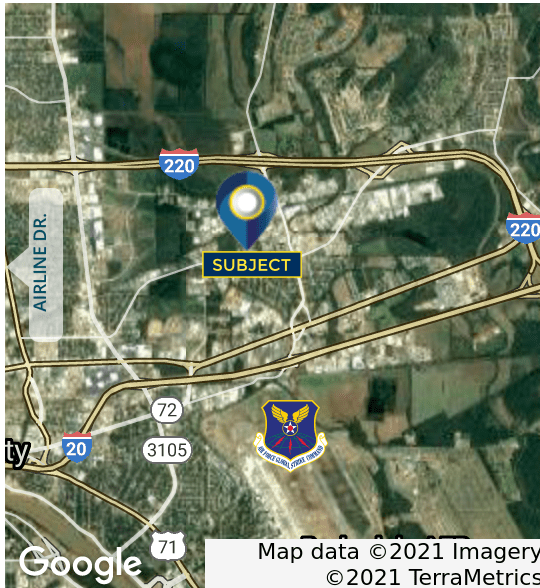
PROPERTY OVERVIEW

4425 Viking Loop is an 8,375 square feet light industrial building located on 1.50 acres. The office area includes 1,250 square feet with four offices, a break room, and a restroom. The shop is 7,125 square feet and features an 18-foot sidewall and 20 foot clear at the center, steel frame with metal sidewalls, vinyl back insulation, an 8-foot metal wainscot to protect the interior wall, two grade-level overhead doors measuring 12 feet wide by 14 feet tall. Additionally, there is a wash bay measuring 25 feet wide by 50 feet deep with a catch basin located adjacent to the rear of the building.

LOCATION OVERVIEW

The property is located just one mile from I-220 and surrounded by light industrial users in the heart of Bossier City's high-growth Industrial District. The property is situated in North Bossier just south of Viking Drive.

ROLAND RICOU
(T) 318.698.1109
(C) 318.773.3357
RolandR@Sealynet.com

MELISSA RIDDICK
(T) 318.698.1110
(C) 318.218.4987
MelissaR@Sealynet.com

PROPERTY DETAILS

Property Name:	4425 Viking Loop
Submarket:	North Bossier
Building Size:	8,375 SF
Office Space:	1,250 SF
Warehouse SF:	7,125 SF
Lot Size:	1.5 Acres
Lease Rate:	$7,000 per month
Lease Type:	NNN
Year Built:	2009
Grade Level Doors:	2 (12' x 14')
Wash Bay:	1 (25' x 50') With Catch Basin
Parking Type:	Surface
Zoning:	I-1 (Light Industrial)

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
4425 Viking Loop	$7,000 per month	8,375 SF

WASH BAY 1,250 SF
50'
25'
25
18'
75'

Warehouse 7,125 SF
95'
95'
120'
8,375 SF

Office 1,250 SF
25'
25'
25'
50'
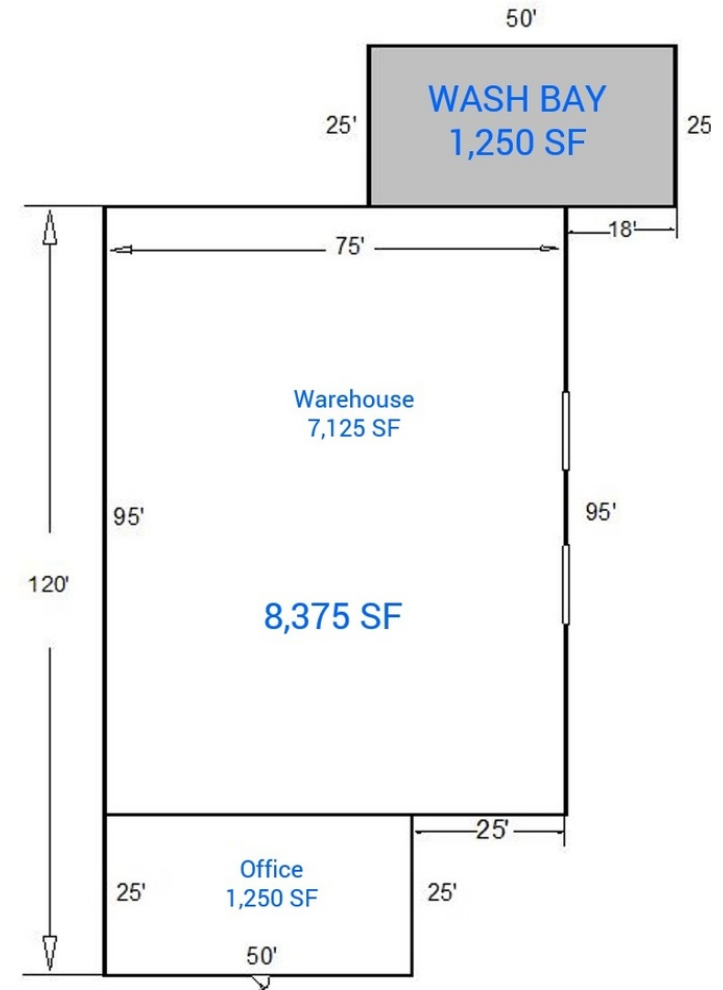
Click Here for Additional Information

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