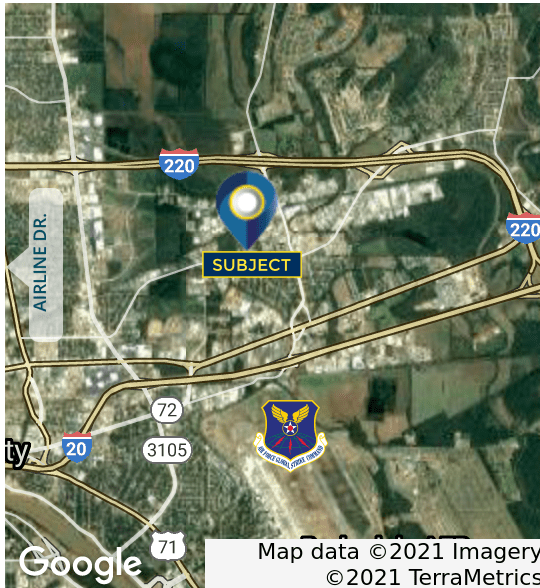




4425 VIKING LOOP

4425 Viking Loop
Bossier City, LA 71111

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.



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4425 VIKING LOOP

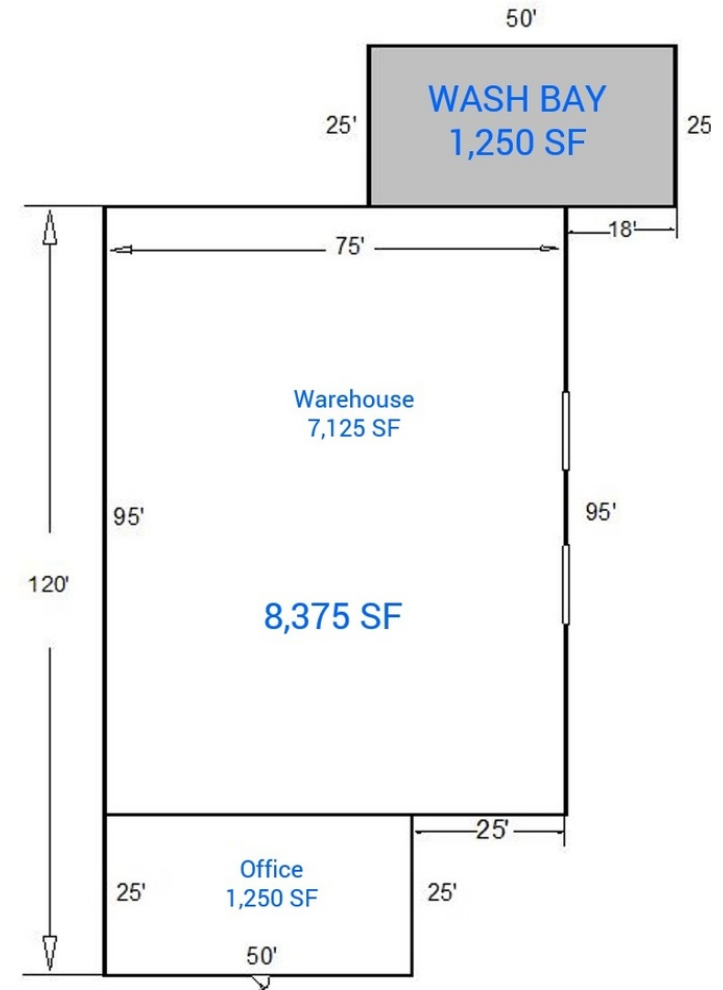
4425 Viking Loop
Bossier City, LA 71111

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 |



[Click Here for Additional Information](#)

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