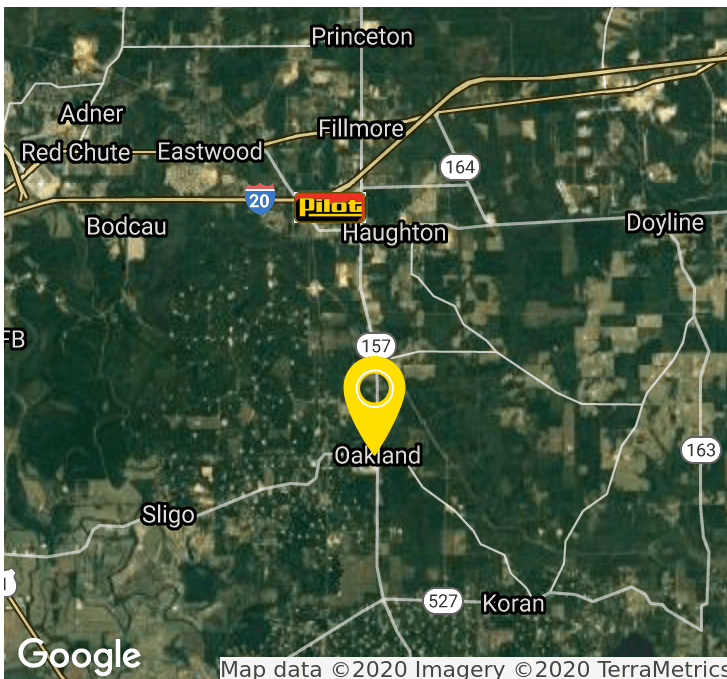




INDUSTRIAL FOR LEASE

6491 Highway 157
Haughton, LA 71037

4.51 MILES SOUTH OF HWY 157/I-220 INTERCHANGE



LEASE SUMMARY

| | |
|----------------|----------------------------|
| Available SF: | 5,000 SF |
| Lease Rate: | \$8,250.00 per month (NNN) |
| Lot Size: | 6.2 Acres |
| Year Built: | 2007 |
| Building Size: | 5,000 SF |
| Roof: | Gabled |
| Market: | LA-Shreveport |
| Submarket: | Haughton |

LOCATION OVERVIEW

The subject property is located in Haughton on the southwest corner of Hwy 157 at Davis Rd. It's situated one-mile north of Sligo Rd., and is located 4.51 miles south of the Pilot Travel Center and the I-20/Hwy. 157 interchange.



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

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700

WWW.SEALYNET.COM



INDUSTRIAL FOR LEASE

6491 Highway 157
Haughton, LA 71037



PROPERTY OVERVIEW

Excellent location for an oil/gas service company, lay down yard or other contracting businesses.

The property includes a 5,000 (50' x 100') square foot office building, a 4,400+ square foot metal covered containment building for above ground storage tanks and three chemical storage concrete pads. The containment building could be retrofitted for general warehouse or storage needs.

The office building has a reception area, file room, five private offices, three restrooms, break room, conference room, lab, employee/driver room and several storage areas. There is a 50' x 50' metal canopy attached to the office building for covered shop or work area.

HIGHLIGHTS

- 6.2- Acre Rocked Yard
- Well Drained and Fenced
- Amply Maintained
- Pylon Sign on Hwy 157 for use by Tenant

All information set forth in this brochure has been obtained from the owner, personal observation, or other reliable sources. Sealy Real Estate Services, LLC does not guarantee the accuracy of this information and makes no representations or warranties, expressed or implied, in this brochure. Information contained herein is subject to change without notice.



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

SEALY REAL ESTATE SERVICES, LLC
333 TEXAS STREET, SUITE 1050
SHREVEPORT, LA 71101

318.222.8700

WWW.SEALYNET.COM