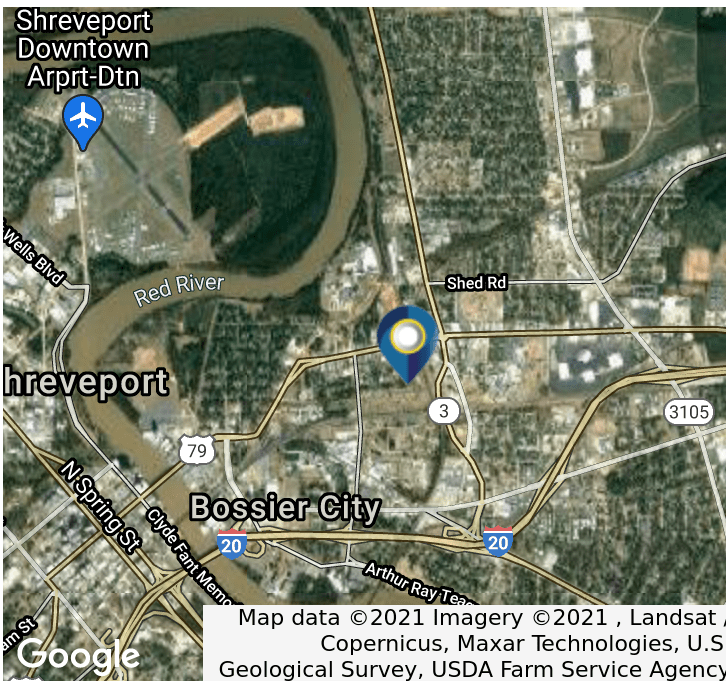




# INDUSTRIAL FOR LEASE

2058 East Texas Street  
Bossier City, LA 71111

## 5,000 SF SHOWROOM AND WAREHOUSE



### HIGHLIGHTS

- Excellent Visibility
- Centrally Located
- Two Access Drives
- Drive-In Door
- Paved and Fenced
- Flex Space with Multiple Uses

### PROPERTY OVERVIEW

5,000 SF office and showroom comprised of roughly 2,000 SF of office and 3,000 SF of shop/warehouse area. Good visibility on E. Texas near Benton Road. The insulated warehouse is 22' clear and has one 14' drive-in door. The property can be accessed in the front from East Texas Street or from Nina Street in the rear. The rear exit enables accessibility by larger trucks, paved and fenced yard is roughly 125'x60'.

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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## LOCATION OVERVIEW

Ideally located on E Texas Street, the property is 1.27 miles from I-20, less than one block west of the E Texas/Airline Drive intersection, and only 2.5 miles east of the LA Boardwalk and E Texas Downtown bridge.

## PROPERTY DETAILS

Property Name:	2058 East Texas Street
Submarket:	East Bossier
Building Size:	5,000 SF
Lot Size:	0.4 Acres
Lease Rate:	\$3,300.00 per month (Gross)
Year Built:	1993
Clear Height:	22 ft
Drive in Bays:	1
Lighting:	Fluorescent
Roof:	Hip
Parking Type:	Surface



## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2058	\$3,300 per month	5,000 SF



[Click Here for Additional Information](#)

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