



FOR SALE

**6920 & 6970 W. 70TH ST.
SHREVEPORT, LA 71129**



SEALY REAL ESTATE SERVICES

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DISCLAIMER:

This Property is being sold AS-IS, WHERE-IS by Seller (or Seller's Predecessor-in-Interest) which acquired the Property through Foreclosure or Deed in Lieu of Foreclosure and therefore is subject to a comprehensive Disclaimer available through download link herein (**CXA As-Is Disclaimer**) and which will be attached to any Letter of Intent, Sale Proposal or Purchase and Sale Contract provided to Buyer from Seller.

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PLANS + PHOTOS
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SHOP | TOTE AND DRUM WAREHOUSE

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PLANS + PHOTOS CONTINUED
PRO CEMENTING WAREHOUSE | TRUCK WASH |
TRANSLOAD FACILITY (SILOS)

PROPERTY SPECIFICATIONS

Extremely well-maintained facility built in 2011. 62± acres of which 31± acres is improved with 8" concrete surface area for parking and/or exterior storage.

* 3+/- Acres Parking

* 26+/- Acres for Truck/Equipment Parking & Storage

* 2+/- Acres at Transload Facility

Lighted, outside storage/yard, fully fenced with security access gate.

NO. OF BUILDINGS: 6 Buildings
2 Storage Silos

LAND AC: 62 +/- Acres

TOTAL SF: 105,619 SF

ASKING PRICE: \$ 9,500,000

See agent for other terms and conditions of a sale/purchase.

OFFICE AMENITIES:

25,360 SF Office and Lab Space

- Reception Area
- Two Labs with Separate Lab Stock Room
- Thirteen (13) Individual Offices with Five Larger Work/Training Rooms
- Open Workstation Areas Throughout
- Large Conference and Three Smaller Conference Rooms
- Large Training/Assembly Room
- Break Room
- File/Copy Rooms
- Men's and Women's Locker Rooms with Showers
- Kohler Backup Generator

TRUCK MAINTENANCE AMENITIES:

- 31,668 SF Truck Maintenance Area
- 2 10-Ton Cranes
- 32' Sidewall; 23.5' under Craneway
- Twenty-Two (22) 14' x 18' Drive-In Doors
- 4,000 SF of the Truck Maintenance Facility is Parts/Storage with a Separate 11' x 15' Grade Level Entrance

TRUCK WASH/TOOL MAINTENANCE AMENITIES:

- 21,318 SF
- 1 10-Ton Crane
- 3 5-ton cranes
- 24' Clear Height
- Six (6) 14' x 16' Drive-thru doors and two (2) Drive-in doors on maintenance portion of truck wash
- Six (6) 14' x 18' drive thru truck doors (three wash bays)

TOTE AND DRUM STORAGE WAREHOUSE AMENITIES:

- 10,135 SF
- Dock door with leveler on east side
- 16' clear height
- Ramp entrances on north, south and west sides

ACID WAREHOUSE AMENITIES:

- 4,448 SF Acid Warehouse
- 2,400 SF acid containment area
- Continuous containment curb around interior wall
- Three (3) 10' x 14' drive in doors on Acid Warehouse
- 16' clear height

CEMENTING WAREHOUSE AMENITIES:

- 5,460 SF Cement Warehouse
- 4,935 SF tank area
- Continuous containment curb around interior walls
- Three (3) 14' x 16' drive in doors on Cementing Warehouse (Bulk Plant)
- 18' clear height

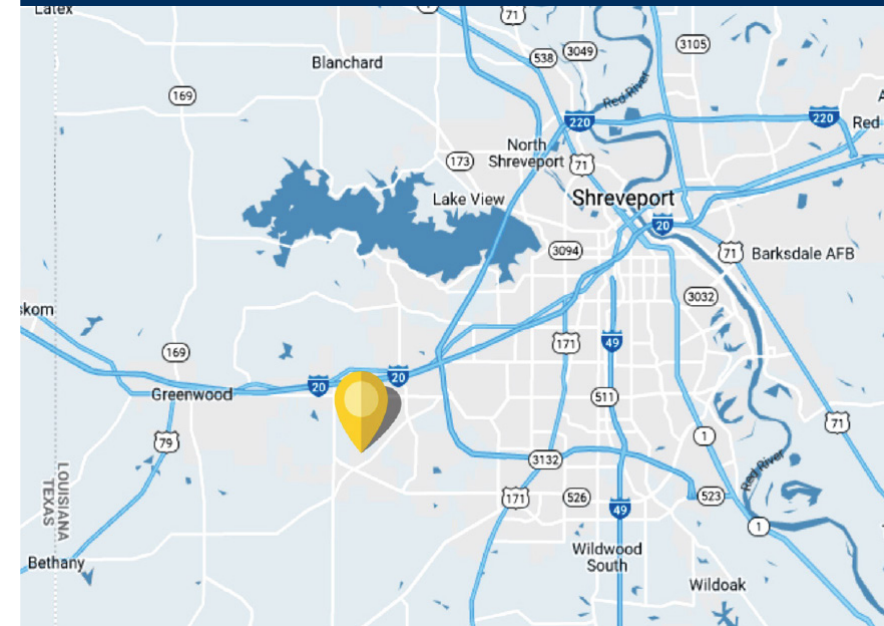
TRUCK FUELING & WEIGH STATION:

- 7,230 SF Fueling Station
- Six (6) concrete islands

TRANSLOAD FACILITY:

- 10.433-Acres with 2-Acres Improved 8" Concrete
- Two (2) frac sand storage silos (5,000-ton capacity each) with bucket elevator and conveyors
- Silos are 100' diameter concrete domes
- 560+/- SF portable office building
- Truck weigh station with scale
- Inactive Union Pacific rail spur

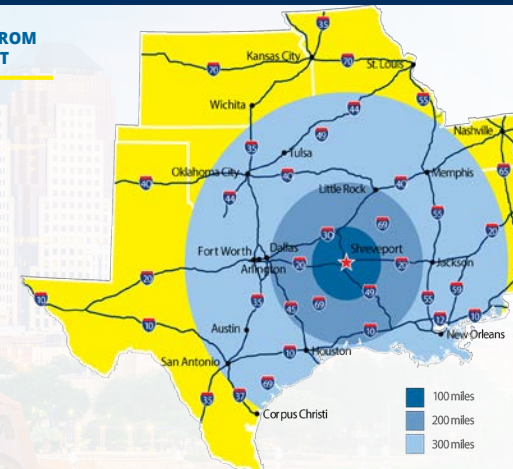
LOCATION OVERVIEW



Directly south of Interstate 20 in West Shreveport, the property provides quick and easy access to I-220 and I-49. Shreveport Regional Airport sits to the east of the property and the LA/TX State line lies less than 20 miles to the west. The property is located near within a large industrial sector with surrounding companies such as: companies such as Calumet Manufacturing, FedEx Freight, BJ Services, Deep South Equipment, and Metal Craft Manufacturing.

PROXIMITY TO OTHER METRO AREAS

PROXIMITY TO OTHER METRO AREAS	DISTANCE FROM SHREVEPORT
DALLAS, TX	178 MILES
BATON ROUGE, LA	208 MILES
JACKSON, MS	208 MILES
HOUSTON, TX	213 MILES
LITTLE ROCK, AR	215 MILES
NEW ORLEANS, LA	280 MILES
MEMPHIS, TN	280 MILES
OKLAHOMA CITY, OK	297 MILES



LEASE SUMMARIES

LEASE 1 (MAIN CAMPUS)

Location Use: Downhole Well Cementing Services Company

Total Est. Leased Area: 45,226 RSF

14,000 SF - Office
21,318 SF - Washbay
9,908 SF - Warehouse

TERMINATION OPTION:

Landlord has right of termination

CRITICAL DATES/OPTIONS:

Lease Execution Date: 08/27/20

Lease Commencement Date: 08/27/20

Lease Expiration Date per Terms of Lease: 08/31/22

Term Length in Months: 24

Memorandum of Lease: Yes

TENANT OBLIGATIONS:

Rental Structure: NNN

Starting Rental Rate / RSF/Yr: \$5.02

Monthly Rate: \$28,179.35

Annual Rate: \$338,152.20

LEASE 2 (TRANSLOAD FACILITY)

Location Use: Sand Transload Facility

Total Est. Leased Area: 10.43 Acres

TERMINATION OPTION:

Landlord has right of termination

RENEWAL OPTION:

Tenant has option to renew for an additional term

CRITICAL DATES/OPTIONS:

Lease Execution Date: 08/05/19

Lease Commencement Date: 08/01/19

Lease Expiration Date per Terms of Lease: 07/30/20

Term Length in Months: 12

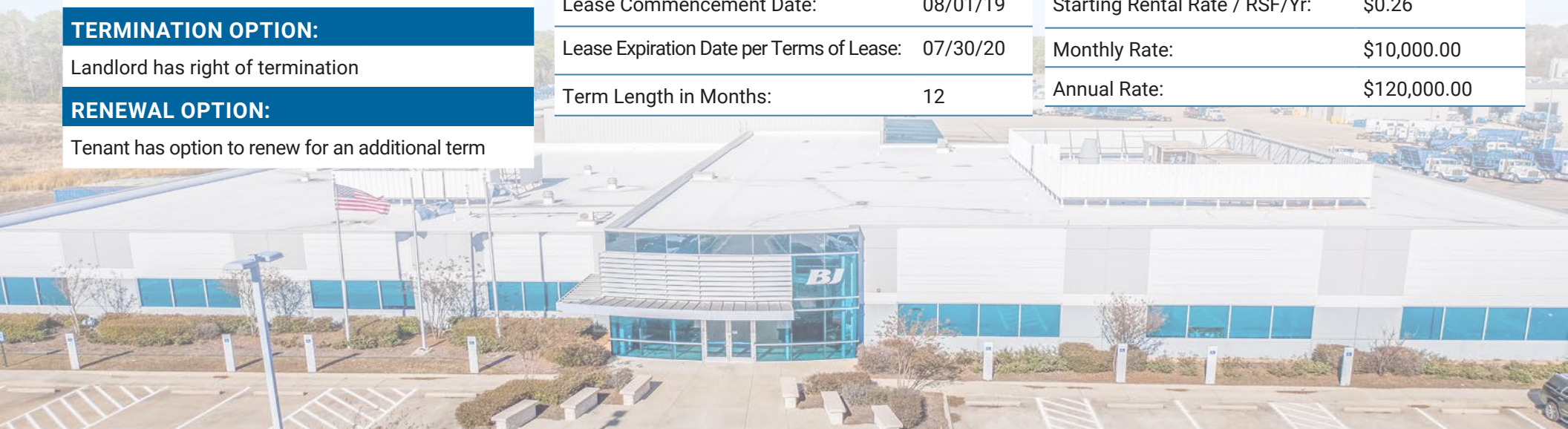
TENANT OBLIGATIONS:

Rental Structure: NNN

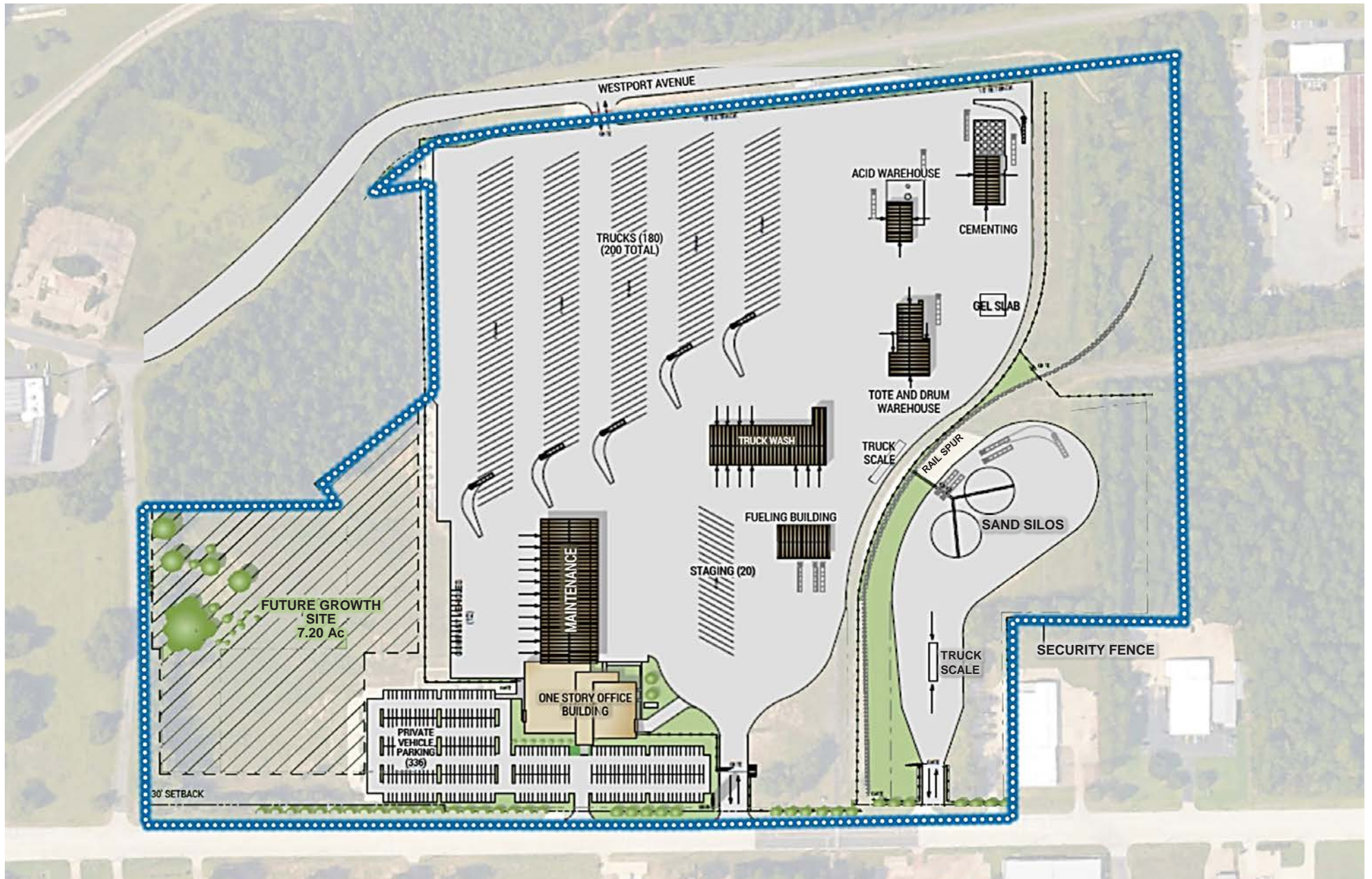
Starting Rental Rate / RSF/Yr: \$0.26

Monthly Rate: \$10,000.00

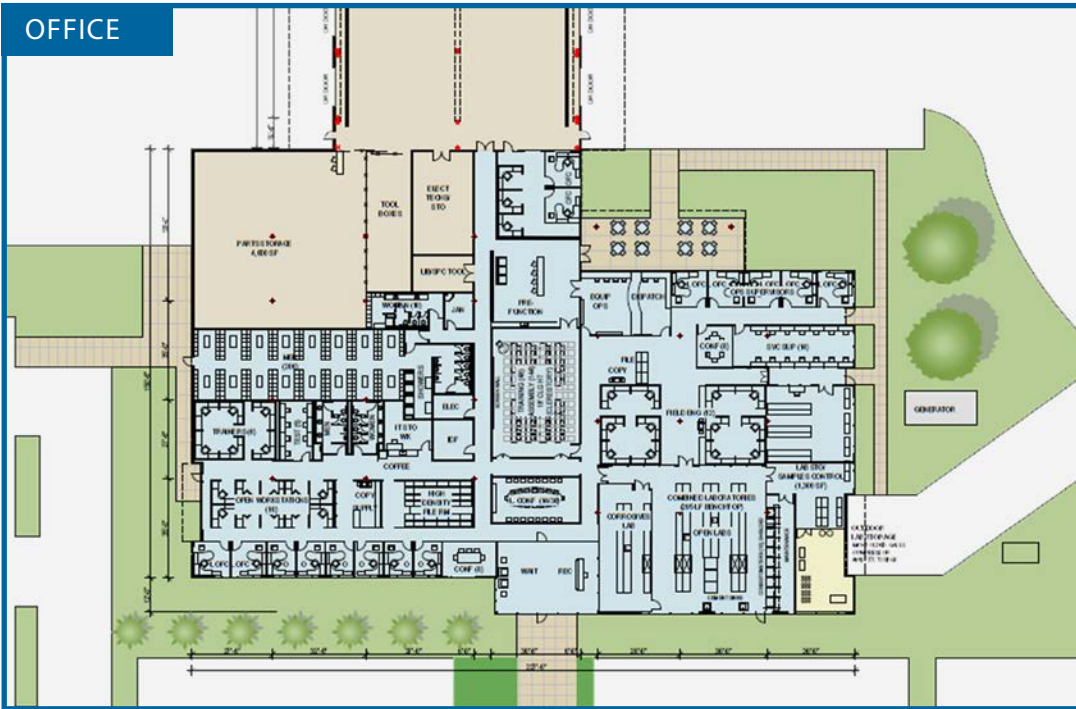
Annual Rate: \$120,000.00



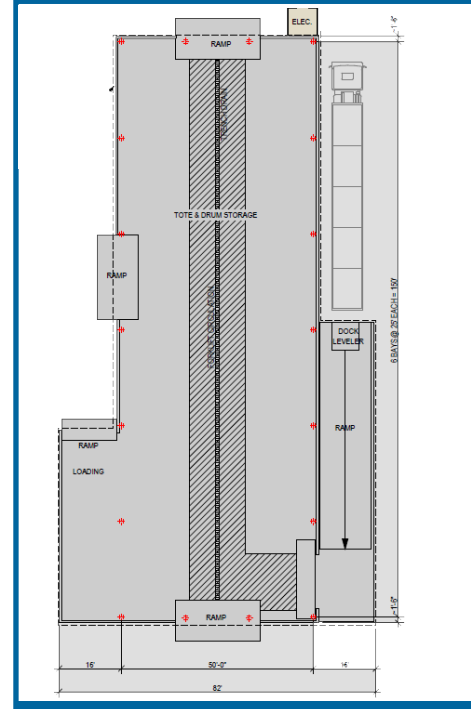
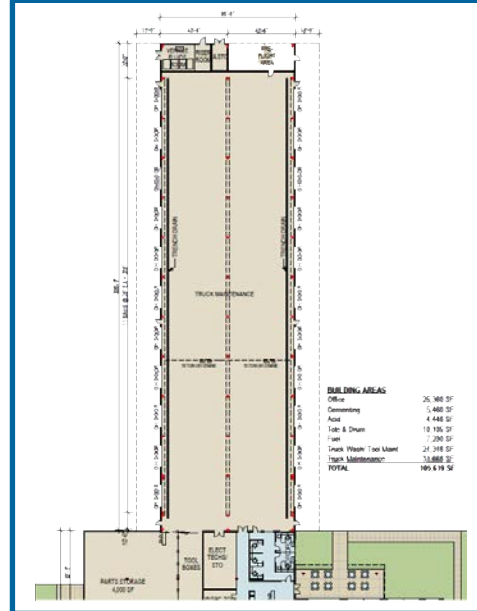
■ SITE PLAN



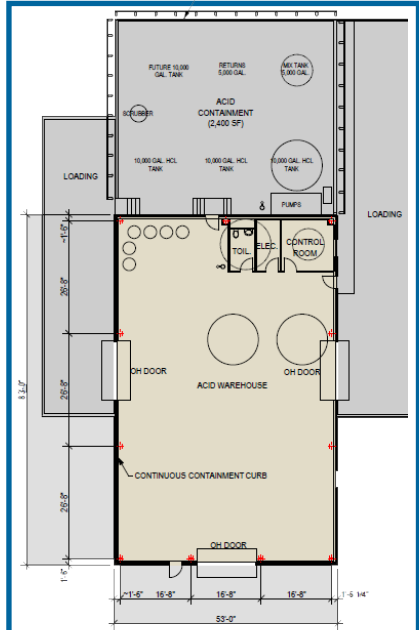
OFFICE



MAINTENANCE SHOP



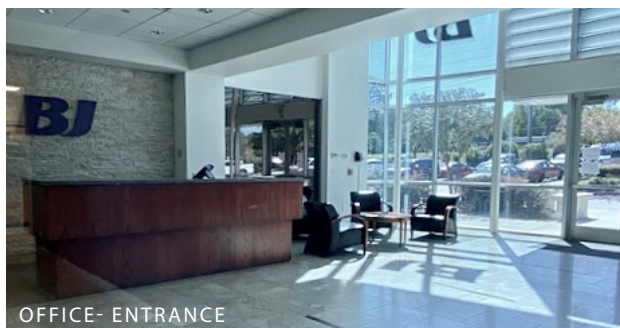
TOTE AND DRUM WAREHOUSE



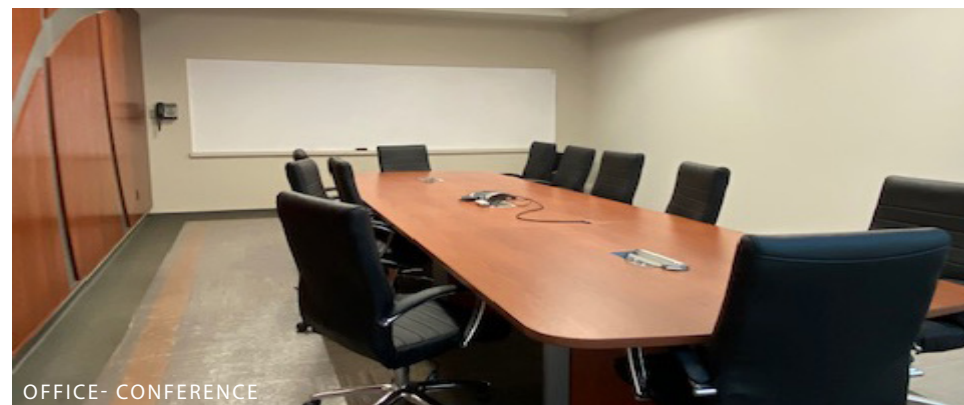
ACID WAREHOUSE



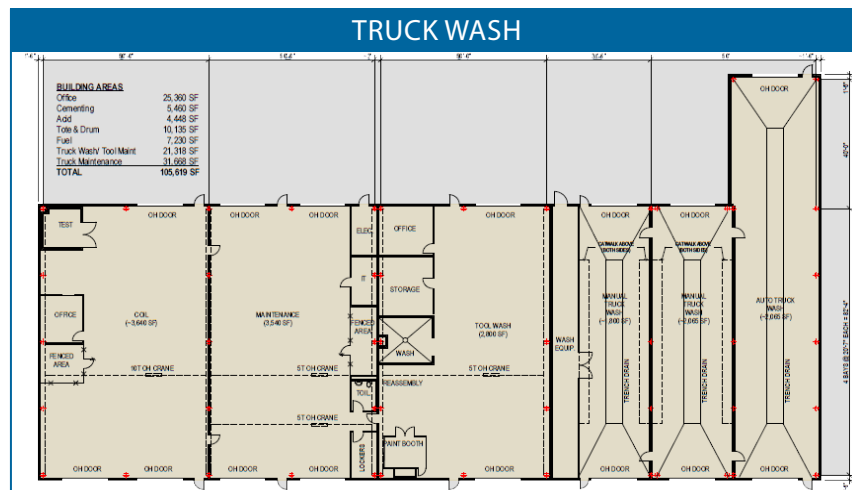
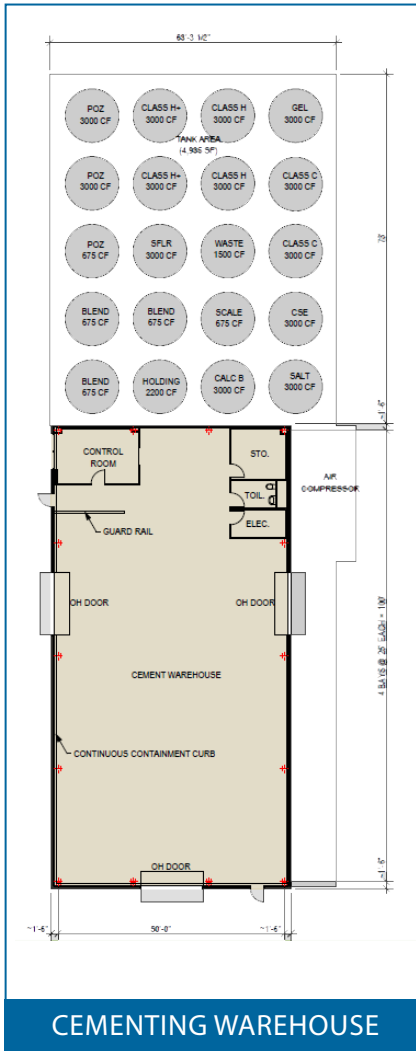
OFFICE- ENTRANCE



OFFICE- ENTRANCE



OFFICE- CONFERENCE



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