



INDUSTRIAL OFFICE/WAREHOUSE IN AGURS

1181 Hawn Avenue
Shreveport, LA 71107



PROPERTY DETAILS

Sale Price:	\$169,000
Price/SF:	\$27.30
Building Size:	6,190 SF
Lot Size:	0.5 Acres
Zoning:	I-2
Clear Height:	15 - 18 ft

PROPERTY OVERVIEW

This office/warehouse property consists of a 2,470 SF office building with 3 large offices, a large open bullpen, kitchen, and 2 restrooms. The separate warehouse contains approximately 2,000 SF and has a 12' x 14' grade-level overhead door, gas heater, storage room and extra mezzanine storage. There is also a separate open air storage shed.

LOCATION OVERVIEW

The property is located in the Industrial Area of North Shreveport. In between North Market St. and Grimmert Dr., the building is only 1.5 miles from downtown Shreveport, 1.71 miles north of I-20 and 2 miles south of I-220.

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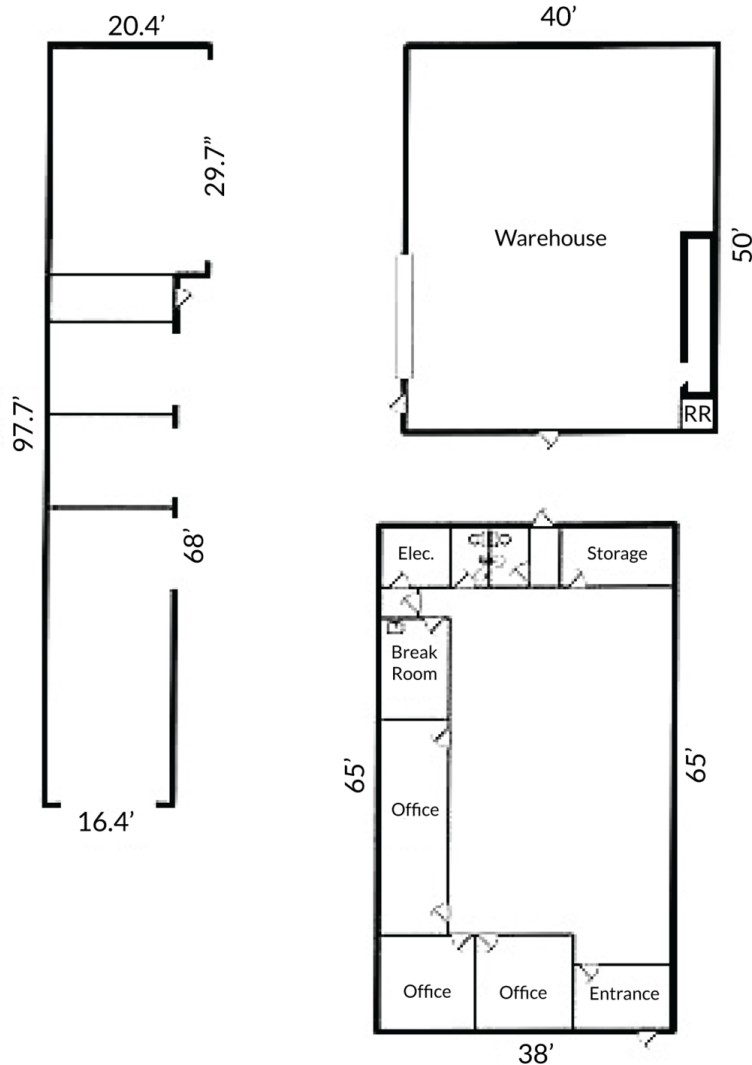
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LOCATION INFORMATION

Building Name	Industrial Office/Warehouse in Agurs
Street Address	1181 Hawn Avenue
City, State, Zip	Shreveport, LA 71107
County	Caddo
Market	LA-Shreveport
Signal Intersection	No

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	18 ft
Minimum Ceiling Height	15 ft
Number Of Floors	1
Free Standing	No

PROPERTY HIGHLIGHTS

- 6,190 Total SF on +/- 0.5 Acres
- 2,470 SF Office Space with Two Restrooms
- 2,000 SF Warehouse
- Extra Mezzanine Storage in Warehouse
- Close Proximity to North Market Street
- 1720 SF Open Air Storage



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