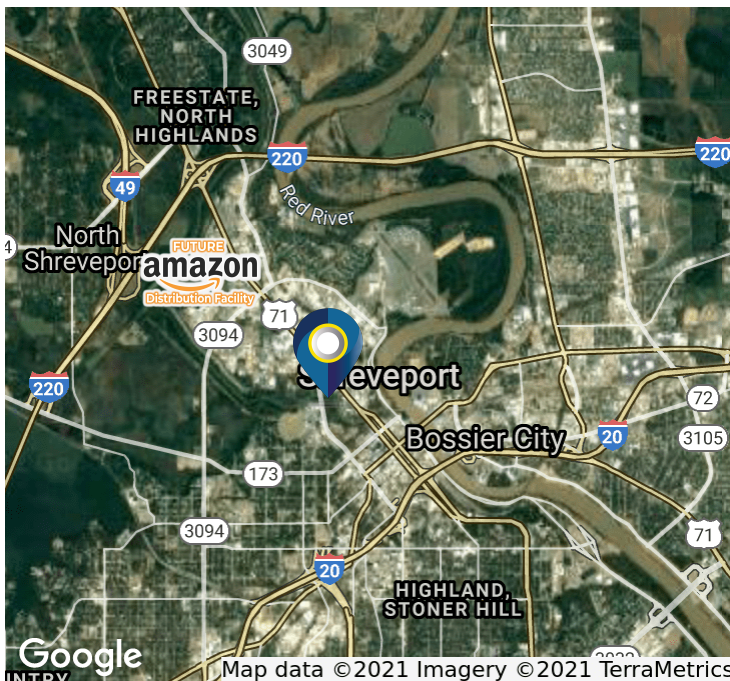




# INDUSTRIAL FOR SALE

301 Montgomery Street  
Shreveport, LA 71107

## NET LEASED INDUSTRIAL INVESTMENT



### OFFERING SUMMARY

Sale Price:	\$944,417
Lot Size:	1.21 Acres
Building Size:	21,057 SF
Market:	LA-Shreveport
Price / SF:	\$44.85
Ceiling:	28 ft Clear
Dock/Door:	2 Docks / 2 Doors
Property Use Type:	NNN Investment
Cap Rate:	7%
Zoning:	I-2
No. Of Bldgs. / Stories	2 / 1

### LOCATION OVERVIEW

Located right off N Market St. in a heavily populated industrial business sector. Minutes from downtown, the property is also centrally located near I-220, I-20, and Downtown Shreveport.



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# INDUSTRIAL FOR SALE

301 Montgomery Street  
Shreveport, LA 71107



## PROPERTY OVERVIEW

Industrial building located in an industrial area of north Shreveport, LA. Property is 100% leased with over 5 years of lease term remaining and annual rent increases of 2% annually.

Tenant has (2) five year renewal options remaining. 7 % CAP RATE  
NNN Lease

Building improvement is metal construction with 2 dock high doors, 2 grade level doors, 28' clear height and includes ample showroom/office space. Site contains 1.21 acres with approximately 0.37-acres grass yard area. Tenant is GHX which is a subsidiary of SR Source. 66 months remaining in the current lease.

### [Click Here for Additional Information](#)

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.



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