



*Rear Warehouse Exterior*



### Property Highlights

- 19,500 SF of Newly Renovated Warehouse & Office Space
- Quick & Easy Access to I-49 and I-40
- Dock High Truck Access to Warehouse
- 3 Overhead Doors - Clear Height 15' to 18'
- Recently Updated Roof
- Sits on Approximately .91 Acres
- Also Available for Lease

### Location Overview

Located between I-49 and Mansfield Road with quick access to I-49 and I-40. This property is situated in an industrial area surrounded by similar industrial buildings. The property is available for immediate access.

#### Sealy Real Estate Services

333 Texas St. | Ste. 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

#### Roger DeKay

Direct: 318.698.1107  
Mobile: 318.426.8409

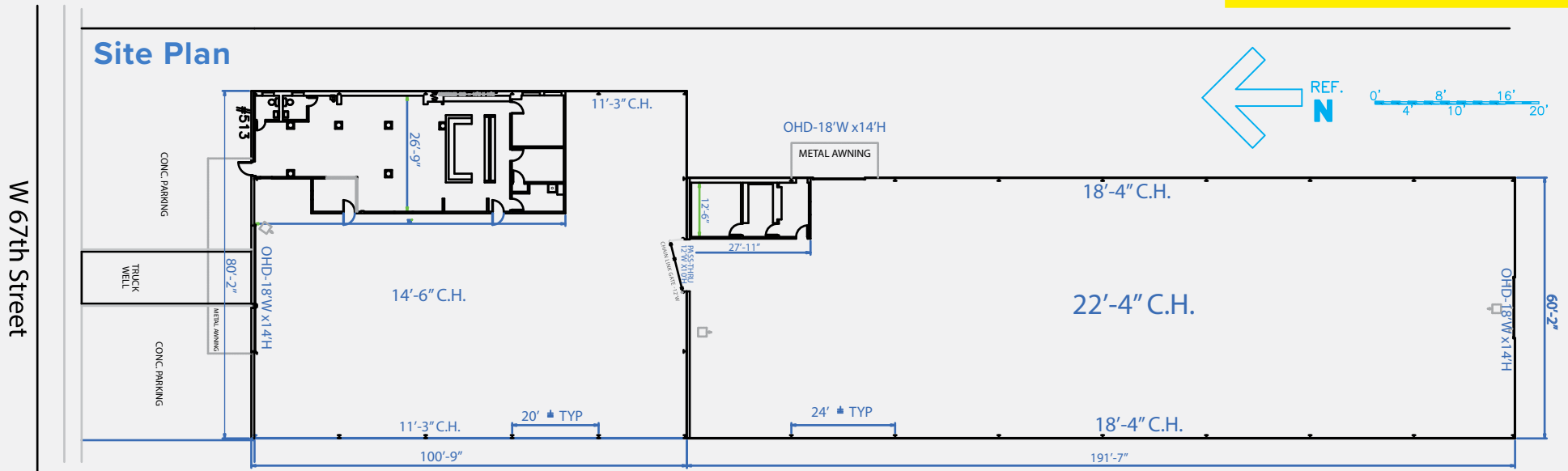
[RogerD@Sealynet.com](mailto:RogerD@Sealynet.com)

#### Doug Abington

Direct: 318.698.1114  
Mobile: 318.572.1568

[DougA@Sealynet.com](mailto:DougA@Sealynet.com)

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.



## Property Details

Building Size:	19,400 SF
Lot Size:	0.91 Acres
Sales Price:	\$329,000
Price/SF:	\$16.87
Lease Rate:	See Agent
Zoning:	I-1
Year Built:	1960
Construction Type:	Aluminum Siding
Docks/Doors:	3
Lighting:	Fluorescent
Roof:	Metal
Parking Type:	Surface
Parking Spaces:	6

## Property Overview

Newly renovated centrally located 19,500 SF industrial building with 15' to 18' clear height. The subject property offers up to 2,552 SF of Office Space. There is 1 Truck Well that provides Dock-High access to the warehouse floor. 3 Overhead Doors. The metal roofs have recently been upgraded and there is also new exterior paint. The property sits on approximately 0.91 acres. ALSO AVAILABLE FOR LEASE!!

### Sealy Real Estate Services

333 Texas St. | Ste. 1050  
Shreveport, LA 71101  
318.222.8700  
[www.sealynet.com](http://www.sealynet.com)

### Roger DeKay

Direct: 318.698.1107  
Mobile: 318.426.8409

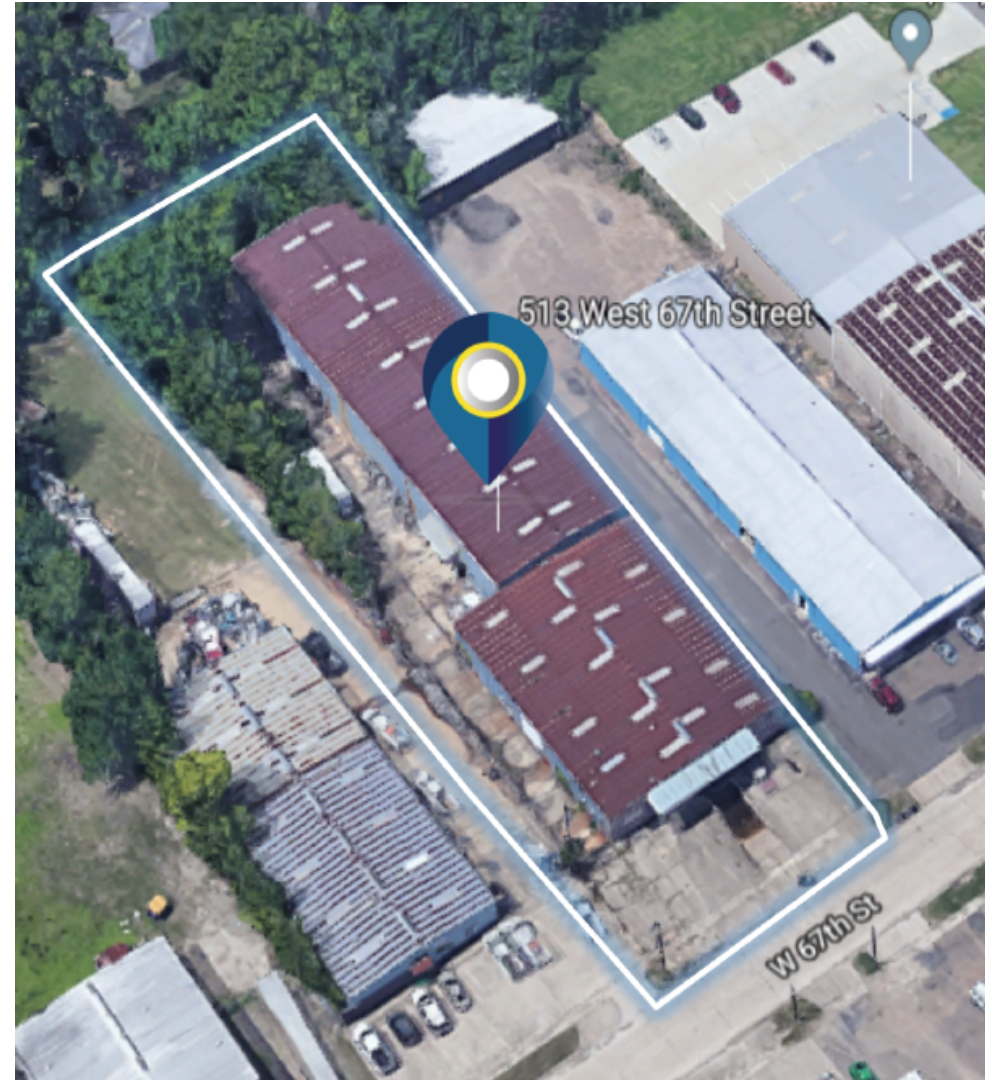
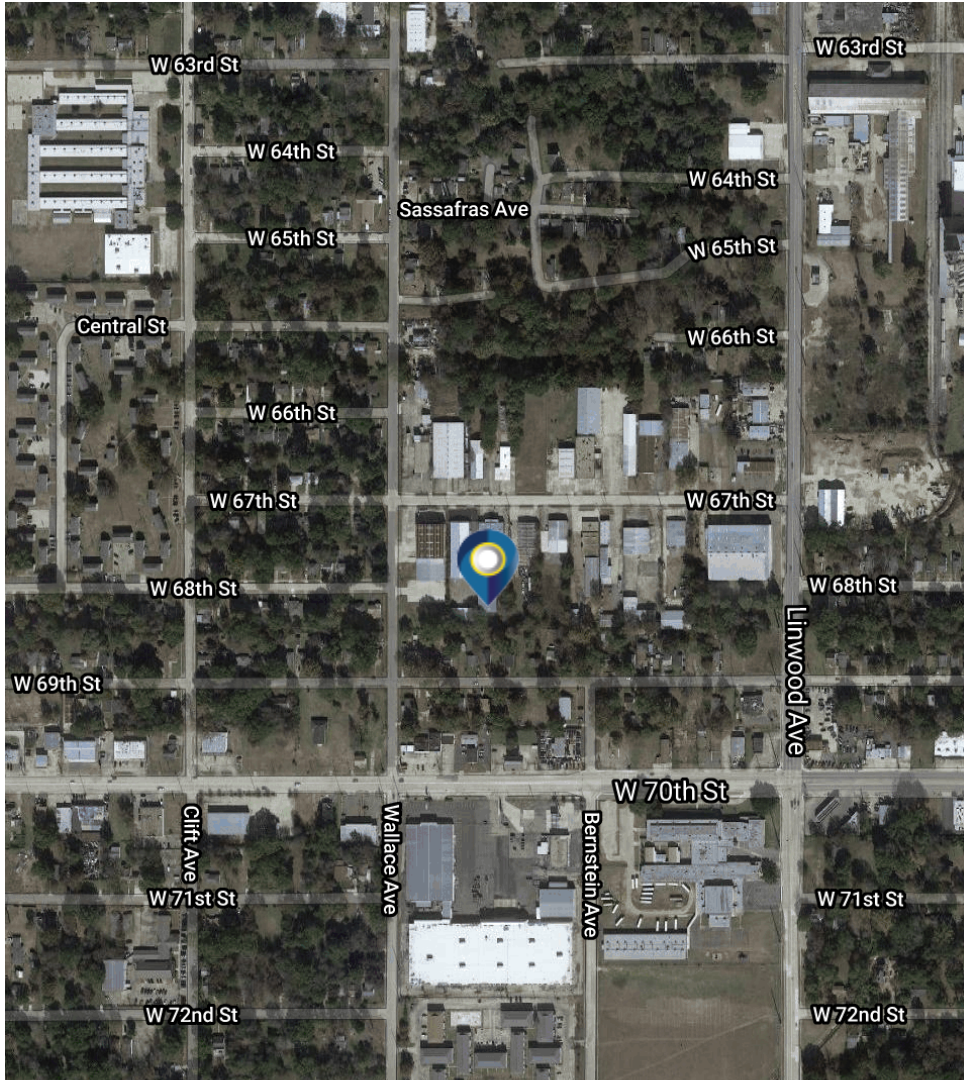
[RogerD@Sealynet.com](mailto:RogerD@Sealynet.com)

### Doug Abington

Direct: 318.698.1114  
Mobile: 318.572.1568

[DougA@Sealynet.com](mailto:DougA@Sealynet.com)

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.



[Click Here for More Information](#)

**Sealy Real Estate Services**

333 Texas St. | Ste. 1050  
Shreveport, LA 71101  
318.222.8700  
www.sealynet.com

**Roger DeKay**

Direct: 318.698.1107  
Mobile: 318.426.8409  
RogerD@Sealynet.com

**Doug Abington**

Direct: 318.698.1114  
Mobile: 318.572.1568  
DougA@Sealynet.com

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.