



# INDUSTRIAL FOR SALE

7760 Highway 84  
Mansfield, LA 71052

## SAN SABA PECAN BUILDING



### OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	23.0 Acres
Building Size:	31,477 SF
Zoning:	Industrial
Market:	LA-Shreveport
Submarket:	Mansfield
Price / SF:	\$15.88
Lighting:	Mercury Vapor
Roof:	Metal

### LOCATION OVERVIEW

The subject property is located in West Mansfield on Highway 84/Washington Ave. The property sits less than three miles from Hwy 171 and is 10 miles Interstate 49.



#### DOUG ABINGTON

(T) 318.698.1114  
(C) 318.572.1568  
DougA@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC  
333 TEXAS STREET, SUITE 1050  
SHREVEPORT, LA 71101

318.222.8700

[WWW.SEALYNET.COM](http://WWW.SEALYNET.COM)



# INDUSTRIAL FOR SALE

7760 Highway 84  
Mansfield, LA 71052



## PROPERTY OVERVIEW

The listing consists of 2 Industrial Cold Storage Buildings and approximately 23 acres available.

### Building #1

- + Approximately 18,244 SF of concrete warehouse space available. 12 - 20 Feet of Clear Height
- + Two (2) metal walk through doors and Two (2) 10 x 12 metal overhead doors
- + Climate Controlled

### Building #2

- + Approximately 13,233 SF of metal warehouse space available
- + Approximately 18 Feet of Clear Height
- + Two (2) metal walk through doors and One (1) 10 x 12 metal sliding door
- + Climate Controlled.
- + Approximately 1,000 feet of frontage to Hwy. 84

## HIGHLIGHTS

- Cold Storage Buildings (Climate Controlled)
- LED lighting
- Two of the cooling units replaced in 2017
- Two Overhead Doors and Two Walk Through Doors
- Frontage to Highway 84
- Situated on 23 Acres

[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.



**DOUG ABINGTON**

(T) 318.698.1114  
(C) 318.572.1568  
DougA@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC  
333 TEXAS STREET, SUITE 1050  
SHREVEPORT, LA 71101

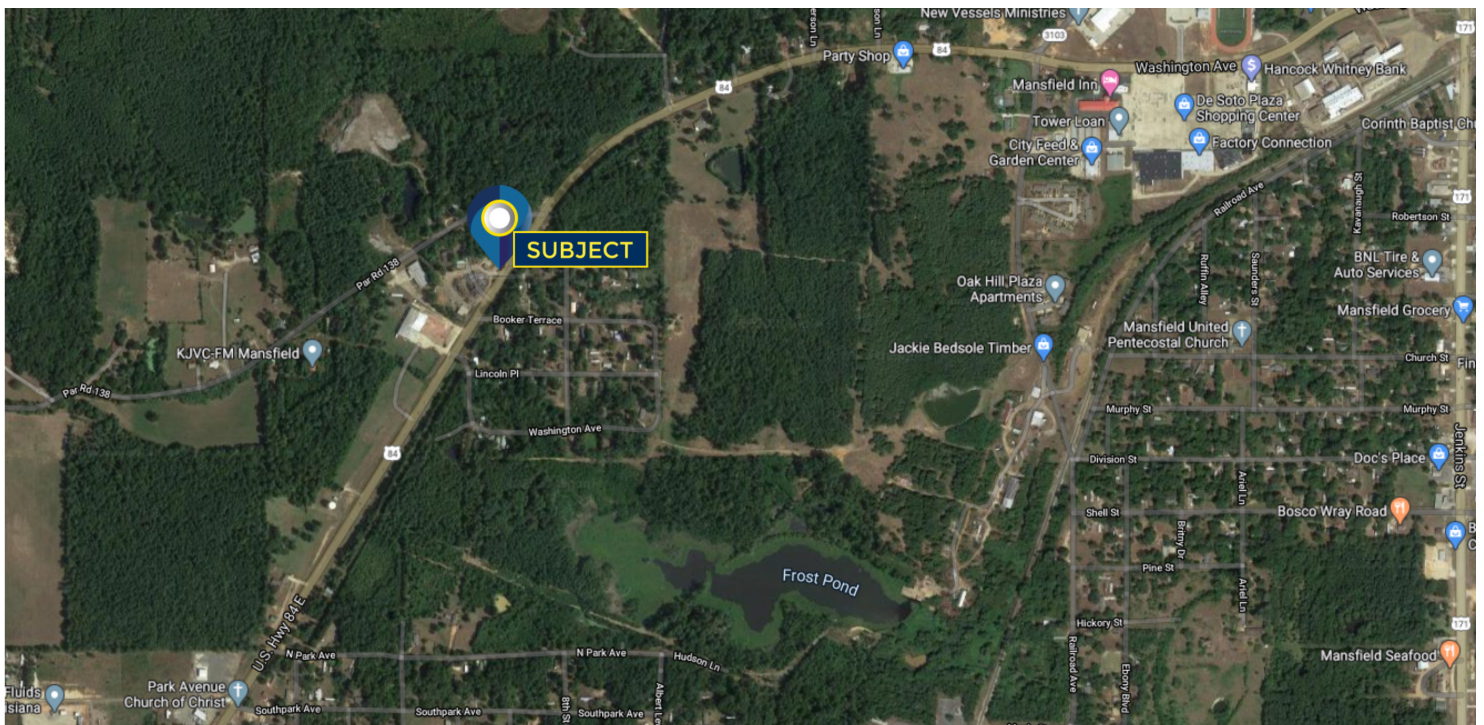
318.222.8700  
[WWW.SEALYNET.COM](http://WWW.SEALYNET.COM)





# INDUSTRIAL FOR SALE

7760 Highway 84  
Mansfield, LA 71052



**DOUG ABINGTON**

(T) 318.698.1114

(C) 318.572.1568

DougA@Sealynet.com

SEALY REAL ESTATE SERVICES, LLC  
333 TEXAS STREET, SUITE 1050  
SHREVEPORT, LA 71101

318.222.8700

[WWW.SEALYNET.COM](http://WWW.SEALYNET.COM)