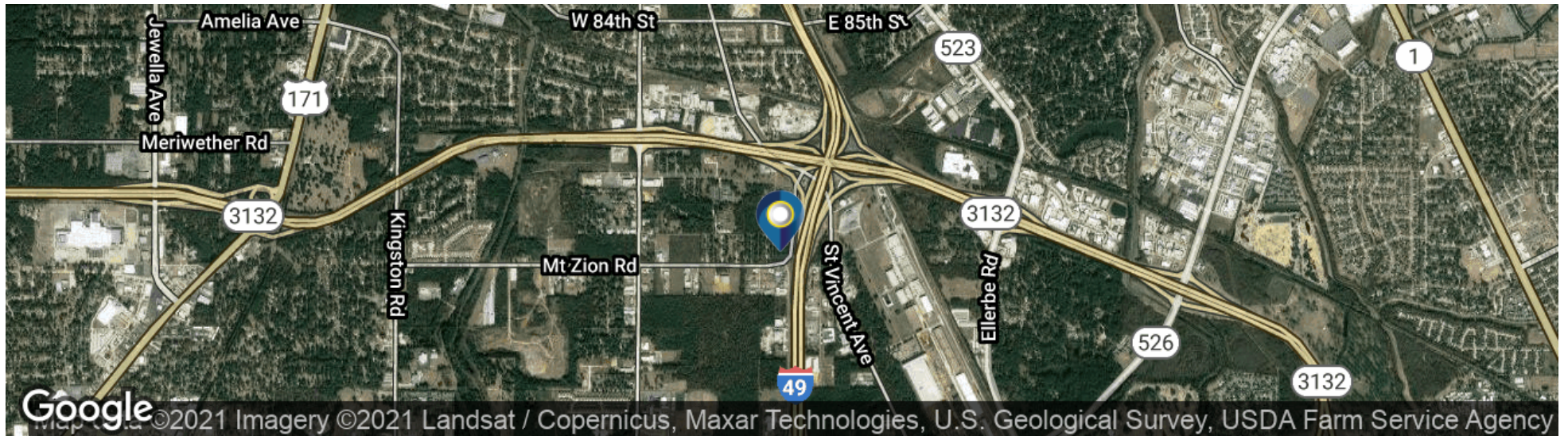




8520 BOX ROAD

8520 Box Road
Shreveport, LA 71106

INDUSTRIAL FOR SALE



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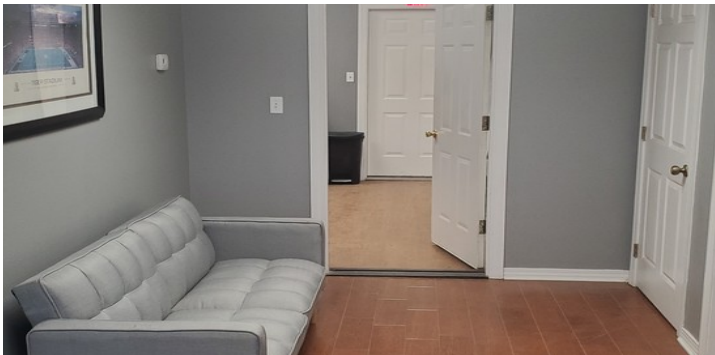
JEREMY KNICELY
(T) 318.222.8700
(C) 318.393.3665
JeremyK@Sealynet.com



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



PROPERTY OVERVIEW AND DETAILS

- + *Approximately 2,400 Sf Office/Warehouse On .82 Acres*
- + *Plenty Of Yard*
- + *Current Owner Is Relocating Their Business To A New Location*
- + *Great Building With Excellent Visibility From I - 49*
- + *Located In The Hatfield - Gorman Industrial Park*

Property Subtypes:	Free-Standing, Light Industrial, Self Storage
Building Size (RSF):	2,400 SF
Gross Land Area:	0.82 Acres
Sale Price:	\$424,000
Unit Price:	\$176.67 /SF
Nearest MSA:	Shreveport-Bossier City
Tax ID/APN:	161401022000400
Zoning:	I-2
Property Located Between:	I-49 and Linwood Avenue
Tenancy:	Single Tenant
Total Number of Buildings:	1
Number of Stories:	1
Year Built:	2005
Roof Type:	Gable
Construction/Siding:	Metal/Glass
Lot Frontage:	141
Lot Depth:	251

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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