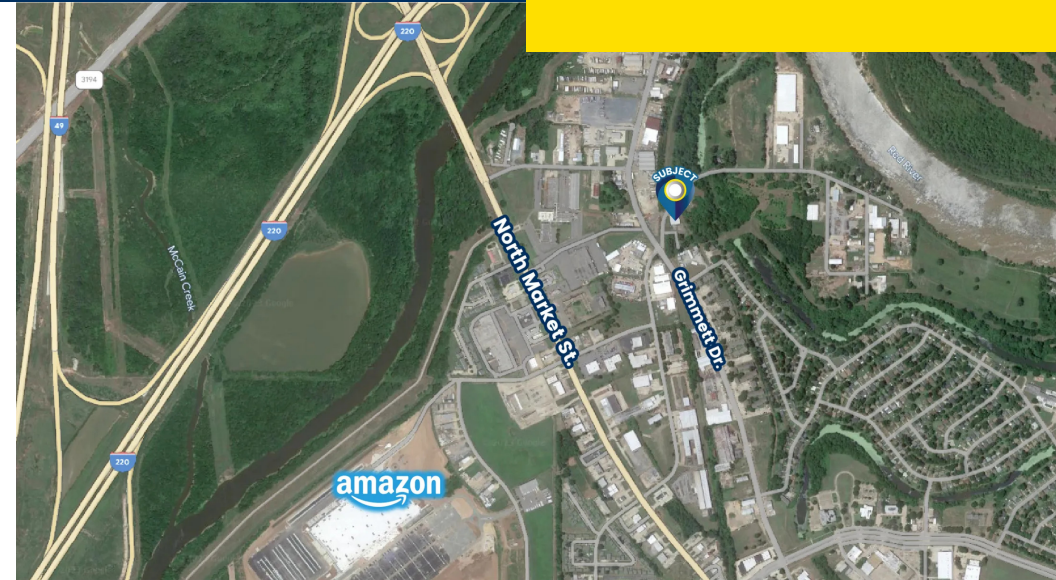




Offering Summary

Lease Rate:	\$7.50 /SF/Year (NNN)
Monthly Lease:	\$5,937.50/mo
Available SF:	9,500 SF
Lot Size:	1.39 Acres
Renovated:	2013

Location Overview

The property is located on Wells Island Road in North Shreveport's industrial corridor with access to North Market Street and Interstate 49. The site is positioned within an established industrial area serving warehouse, distribution, and service-related users.

Market	LA-Shreveport
Tax ID/APN	181414013000100
Type	Industrial
Subtypes	Flex Space, Mixed-Use, Light Industrial, Warehouse/Distribution
Office Space Available	Yes - Approx. 800 SF
Overhead Doors	4
Total No. of Buildings	1
Parking Type	Surface
Parking Spaces	15
Access	via Wells Island Rd. & Mallott Dr.
Roof Type	Arched
Construction/Siding	Brick/Aluminum Siding
Sprinklers	None
Lighting	LED
Heat Type	Electricity
Condition	Excellent

Office/warehouse building containing approximately 9,500 square feet. Office portion is about 800 square feet - reception and two offices. One restroom. In excellent condition. Three overhead doors in rear (two 10' x 10' and one 10' x 12') and one overhead door (10' x 10') in front. .5 acres of yard space on south side of building.



