



Offering Summary

Lease Rate:	\$6.25 SF/yr (NNN)
Building Size:	22,677 SF
Available SF:	22,677 SF
Lot Size:	5.12 Acres
Year Built	2002

Location Overview

Centrally located in Shreveport, less than a mile from I-20 and almost 1.4 miles from I-49, providing quick east-west and north-south access. Nearby US71 and US 79 connect it to the surrounding region.

Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@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.

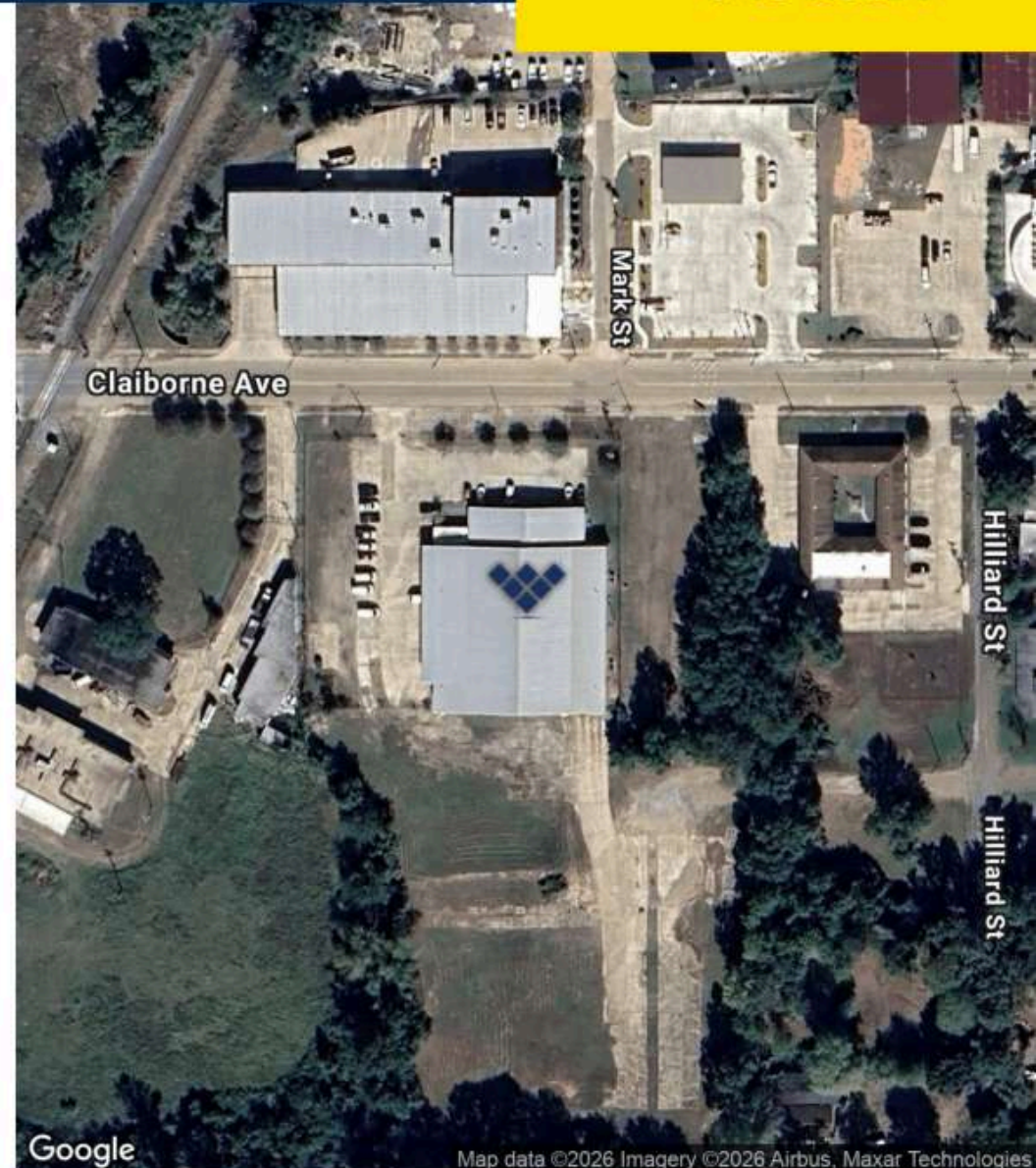
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I-1
Office SF	2,500
Warehouse SF	20,177

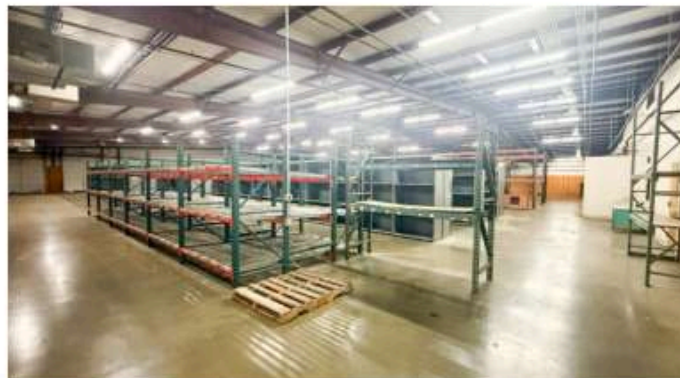
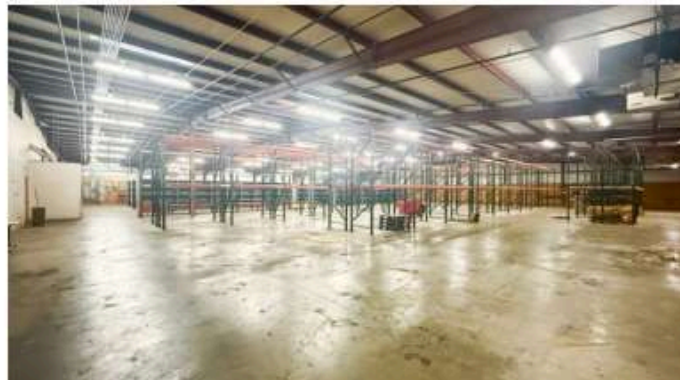
22,677+/- square foot office/warehouse centrally located in Shreveport on Claiborne Avenue. Minutes to I-20 and I-49 as the building is approximately 3/4 of a mile from either. The building contains approximately 2,500 square feet of office area which includes five private offices, two large open bullpen work area, conference room (or large office), two restrooms and a break room.

The 20,000+ square foot warehouse is fully climate controlled and has two dock doors (10' x 10') and one grade level door (12' x 12') on the rear (south side) of the building. There is one restroom in the warehouse area. 14' eave height.

The site is fully fenced and contains over 5 acres. The area behind the building contains approximately 2 acres of stabilized yard allowing for ample truck and other vehicle parking.

NNN charges - Property taxes estimated at \$14,201.73/year; property insurance estimate is \$13,400/year.





Sealy Real Estate Services
333 Texas Street, Suite 1050
Shreveport, LA 71101
318.222.8700
www.sealynet.com

Roland Ricou
Direct 318.698.1109
Mobile 318.773.3357
RolandR@Sealynet.com

Melissa Riddick, SIOR
Direct 318.698.1110
Mobile 318.218.4987
MelissaR@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.