

FOR LEASE

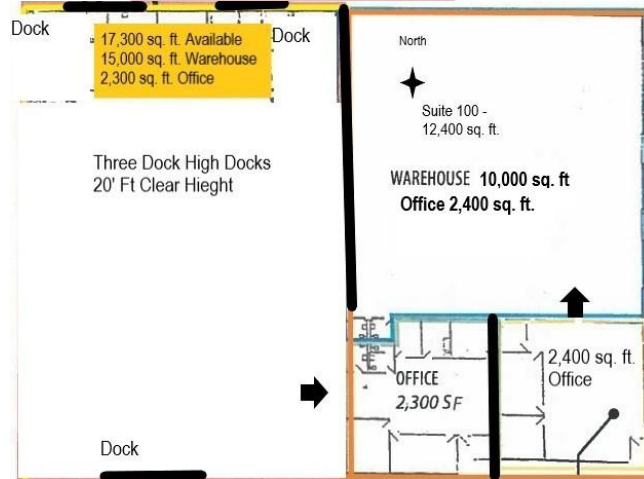
**5408 Interstate Dr
Shreveport, La. 71129**

**Fronts I-20 off Monkhouse Dr Exit
29,600 sf on 3.1 Acres Fenced & Rock
Can be easily subdivided**

**Lease Rate \$6 sf NN
NN \$1.30 sf**



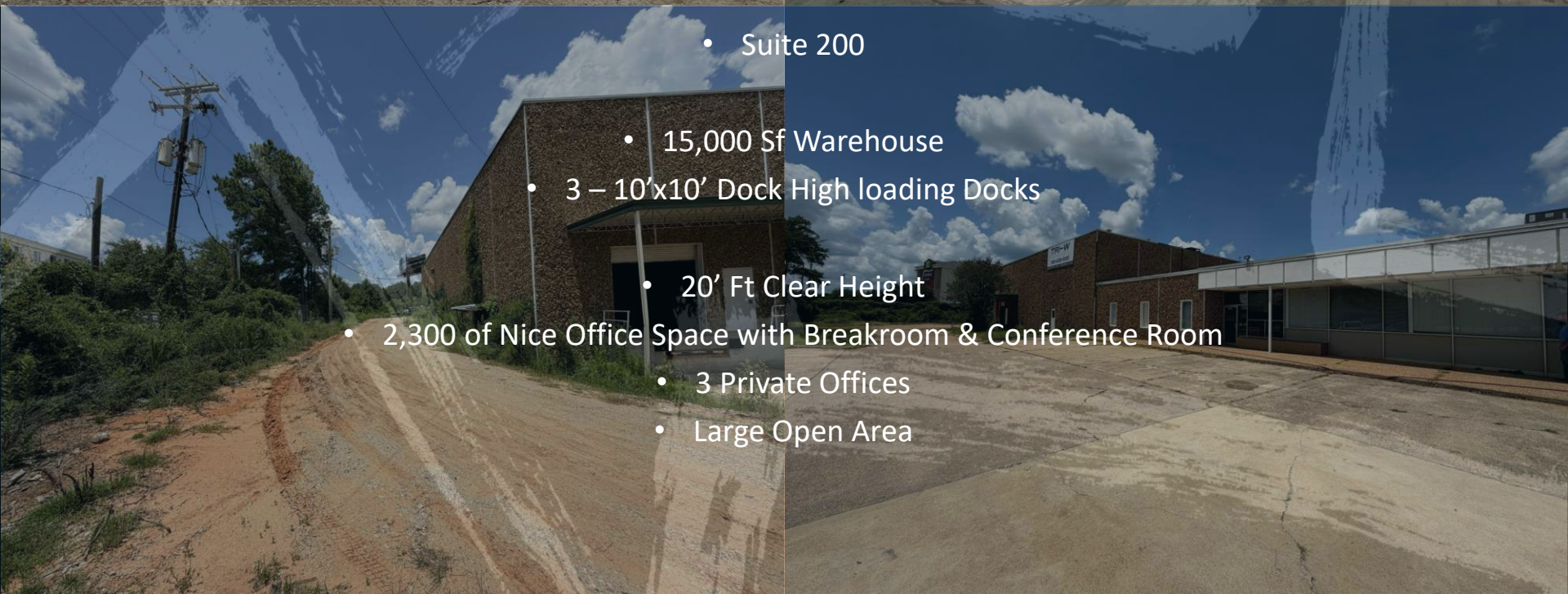
**Walker-Alley
& Associates, LLC**



All information contained herein is believed to be accurate, but is not warranted and no liability of errors or omissions is assumed by either the owner or Walker-Alley & Associates, LLC and/or its agents or employees. July 2027

- 25,000 Sq.Ft Warehouse
- 4,600 Office
- 3.1 Acres Fenced & Rocked Yard
- 6 Loading Docks -3 - 10'x10' Dock High – 3 are 8'x10' varying dock heights including drive in
- All municipal utilities, heavy power and 8' in slab
- Excellent Location in West Shreveport easy access to I-20, I-220 & I-49
- Easy subdivided
- Suite 100- 12,400 sq. ft.
- Suite 200 -17,300 sq. ft.

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- Suite 200
- 15,000 Sf Warehouse
- 3 – 10'x10' Dock High loading Docks
- 20' Ft Clear Height
- 2,300 of Nice Office Space with Breakroom & Conference Room
 - 3 Private Offices
 - Large Open Area



SUITE 200



Suite 100

10,000 sf Warehouse

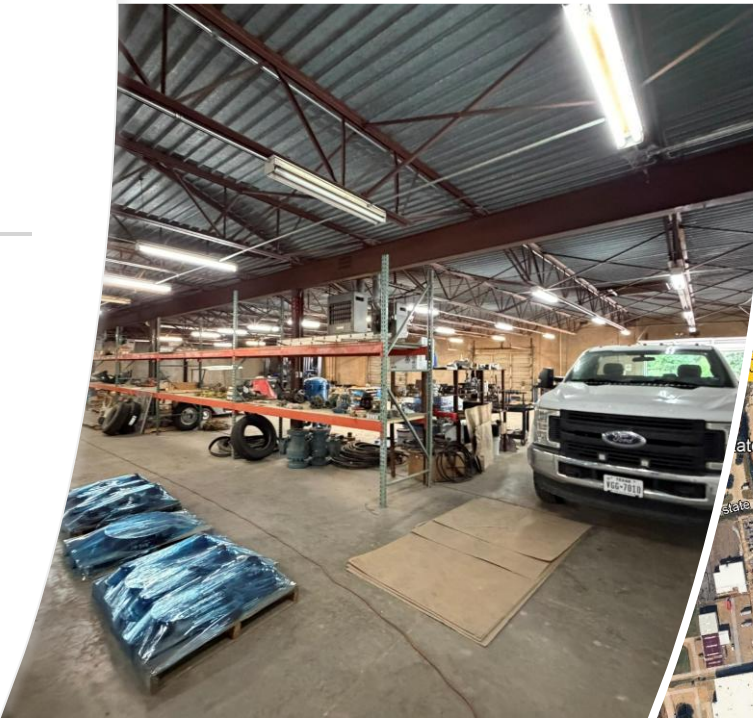
9' ft Clear Height - 3-8'x10'
overhead door docks height
varies includes Drive In

2,400 Office

2-Private offices

Break Room

Large open office space





New Data Center
4.5 West

W Monkhouse Dr

5408 Interstate Dr

5408 Interstate Dr

5408 Interstate Dr

Hoodbachi Taco

Exxon

Interstate Dr

Monkhouse Dr

Shreveport Police
Substation

Clarion Pointe Shreveport West

Moonrider Inn & Suites

Shreveport Regional
Airport

Hampton Inn Shreveport Airport

Hollywood Ave

Self Storage

Interstate Dr

Interstate Dr

Interstate Dr

KIPP