



Offering Summary

Sale Price:	\$700,000
Building Size:	16,000 SF
Lot Size:	3.971 Acres
Price / SF:	\$43.8
Cap Rate	9.35%

Property Overview

The 16,000 SF industrial building features ten (10) 14' x 14' grade-level overhead doors, approximately 575 SF of office space, and paved access on all four sides, and is currently fully leased and divided into two 8,000 SF spaces.

The subject property is strategically located adjacent to the Industrial Business Hub of West Shreveport, just off the west side of Jewella Avenue, with convenient access to Interstate 20, Interstate 49, Inner Loop Expressway (LA-3132), and Shreveport Regional Airport, all within five miles.



2727 Standard Oil Road Rent Roll

Start	End	Term Remaining	Tenant	Suite	Size	Rent PSF/YR	Rent Monthly	Rent Yearly	Lease Type	
11/1/2025	10/31/2031	5.5 Years	Holden Fence		2727	16,000	\$ 4.93	\$ 6,571.85	\$ 78,862.20	MG
				Gross Annual Rent		\$ 78,862.20				
				Annual Taxes		\$ 4,733.11	Cap rate	Sales Price based on NOI		
				Estimated Property Insuranc		\$ 7,500.00	9.35%	\$ 700,000.00		
				CAM - Yard Upkeep		\$ 1,200.00				
				Total Expenses		\$ 13,433.11				
				NOI		\$ 65,429.09				

Notes:

Office includes new HVAC System 12/25. New LED Lighting throughout 11/25. Additional development land included.