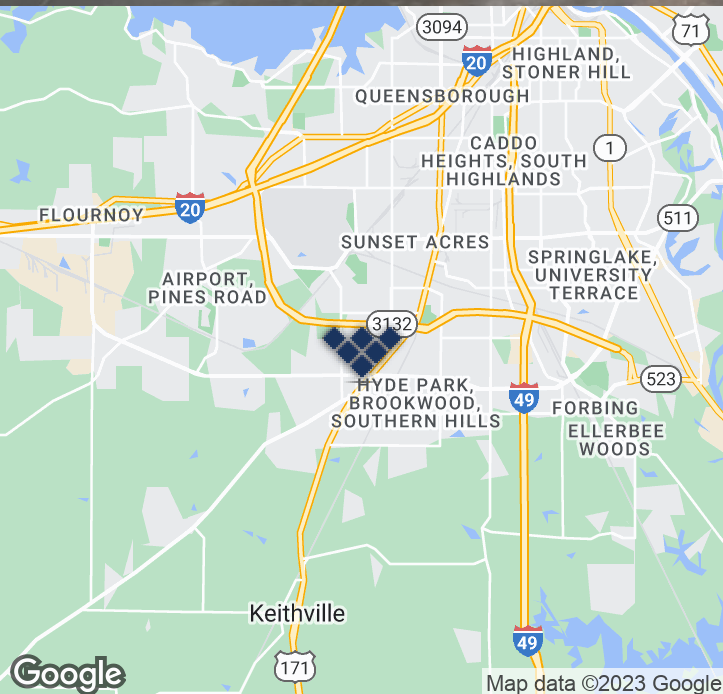
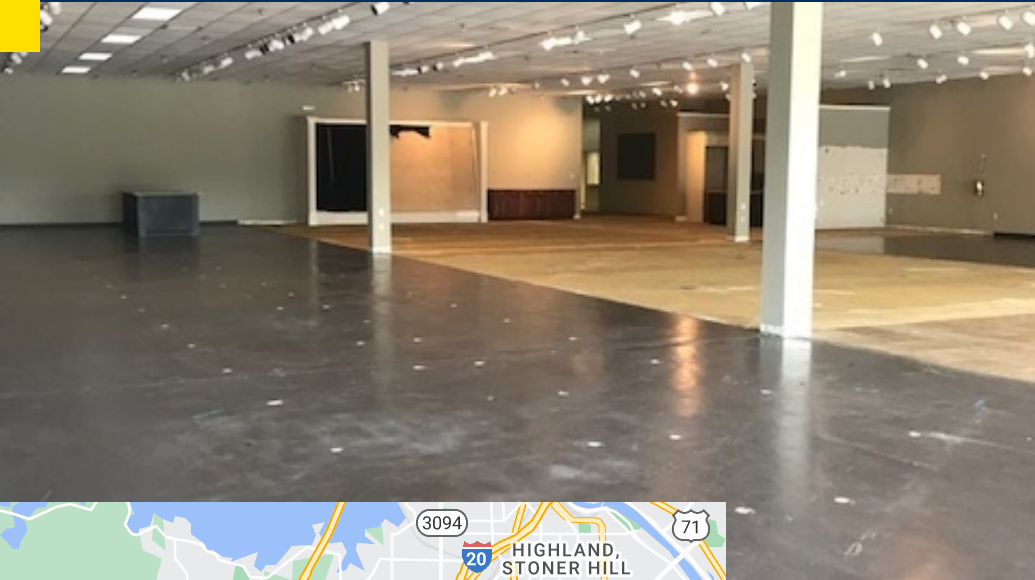




**2940 W Bert Kouns**  
**\$1,999,000 | 53,756 SF**

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### Property Highlights

- Located Right off Mansfield Rd / W Bert Kouns Industrial Intersection
- 1.4 Miles from Inner Loop Expressway (LA 3132), 3 Miles from I-49, and 6.6 Miles from I-20
- Three Conference Rooms
- 20 Offices
- Kitchen/Breakroom

### Location Overview

The subject property is ideally located on W Bert Kouns Industrial Loop Expressway (LA Hwy 526) near the intersection of (US Hwy 171) Mansfield Road and W Bert Kouns Industrial Loop adjacent to Brookshires. The surrounding area is the center of business and commercial activity for southwest Shreveport. 2940 W Bert Kouns' ideal location provides close proximity to Interstate 49, Interstate 20, Interstate 220, and the Shreveport Regional Airport.

|                        |                    |
|------------------------|--------------------|
| Building Name          | 2940 W Bert Kouns  |
| Property Type          | Retail             |
| Building Size          | 53,756 SF          |
| Lot Size               | 4.01 Acres         |
| Available SF for Lease | 23,900 SF          |
| Lease Rate             | \$3.85 SF (Annual) |
| Lease Type             | NNN                |
| Sale Price             | \$1,999,000        |
| Sale Price/SF          | \$37.19            |
| Zoning                 | B-3                |
| Parking Spaces         | 45                 |
| Visibility and Access  | Excellent          |

**MOTIVATED SELLER!! Asking price of \$1,999,000 is below appraised value of \$2,340,000!**

This investment offering consists of a 23,900 square foot portion of a retail building fronting West Bert Kouns Industrial Loop Expressway. Available immediately! New \$240,000 roof! Relatively new HVAC units! The building, 2940 W Bert Kouns Industrial Loop was built in 1984 for use as a furniture store consisting of 53,756 square feet. 29,631 square feet is leased to ToMakk Glass company for \$4.05 per square foot per year net of taxes and CAM. The remaining 23,930 square feet consists of showroom and warehouse/light manufacturing space available for lease for \$6.00 per square foot NNN, all situated on 3.55 acres. Net charges for taxes and insurance are \$0.80/SF/Yr. The owner's insurance and management fees are currently \$.55/SF/YR and are the only landlord expenses. The adjacent 20,000 SF pad site (2934 W Bert Kouns) is also available for sale. Contact the agent for more details.





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