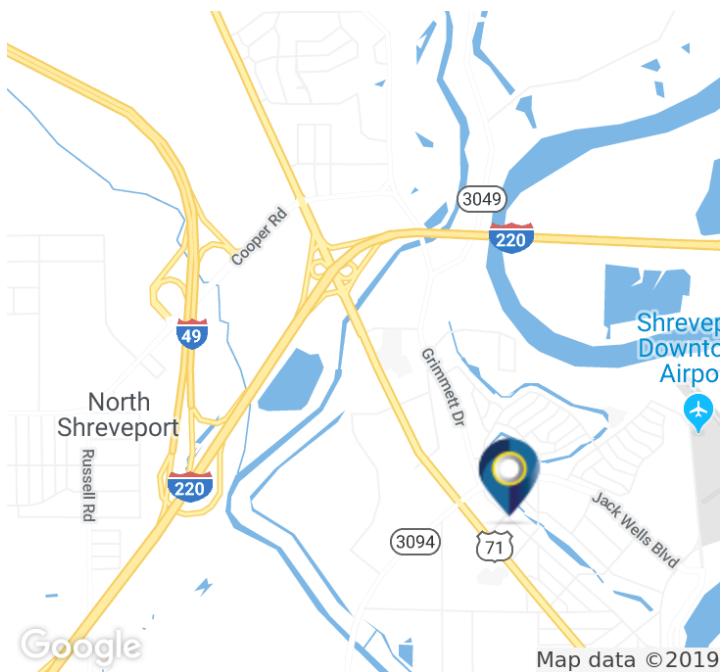




# INDUSTRIAL FOR LEASE

1325 Grimmett Drive  
Shreveport, LA 71107

## 4 +/- ACRES ASPHALT SURFACE



### PROPERTY OVERVIEW

This 5,390 SF industrial property features two offices totaling approximately 868 SF, two restrooms, and ample shop/warehouse area to suit a wide variety of users. Formerly used for an auto auction, 1325 Grimmett Drive features grade level doors, a large canopied area, and sits on roughly 4.7 acres of asphalt.

### LOCATION OVERVIEW

This industrial flex space is conveniently located on Grimmett Drive just off North Market. Less than half a mile from major Shreveport thoroughfares like Hearne Avenue, Interstate-220, and surrounded by numerous automotive service centers, retail, and restaurants, Grimmett Drive offers tenants connectivity to Shreveport/Bossier and surrounding amenities.



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## HIGHLIGHTS

- Over 4+/- Acres Of Asphalt and Other Hard Surface Yard
- Office Area is Approximately 868 SF
- Shop/warehouse is Approximately 4,522 SF
- 3 Grade Level Drive Through Bay Doors - 8' x 12'; 9' x 12'; and 12' x 12'
- Warehouse Consists of a South Side and North Side Bay with a 7' Wide Connector Area Between the Two
- 20' x 77' Canopied Area Along the West Side of the Building
- Conveniently Located off North Market

## PROPERTY DETAILS

|                       |                            |                           |                   |
|-----------------------|----------------------------|---------------------------|-------------------|
| <b>Property Name:</b> | Office/Warehouse with Yard | <b>Lease Rate:</b>        | \$6,000 per month |
| <b>Submarket:</b>     | Central                    | <b>Lease Type:</b>        | NNN               |
| <b>Available SF:</b>  | 5,390 SF                   | <b>Clear Height:</b>      | 10ft - 15.5 ft    |
| <b>Building Size:</b> | 5,390 SF                   | <b>Office SF:</b>         | 868 SF            |
| <b>Lot Size:</b>      | 4.7 Acres                  | <b>Grade Level Doors:</b> | 3                 |



[Click Here for Additional Information](#)

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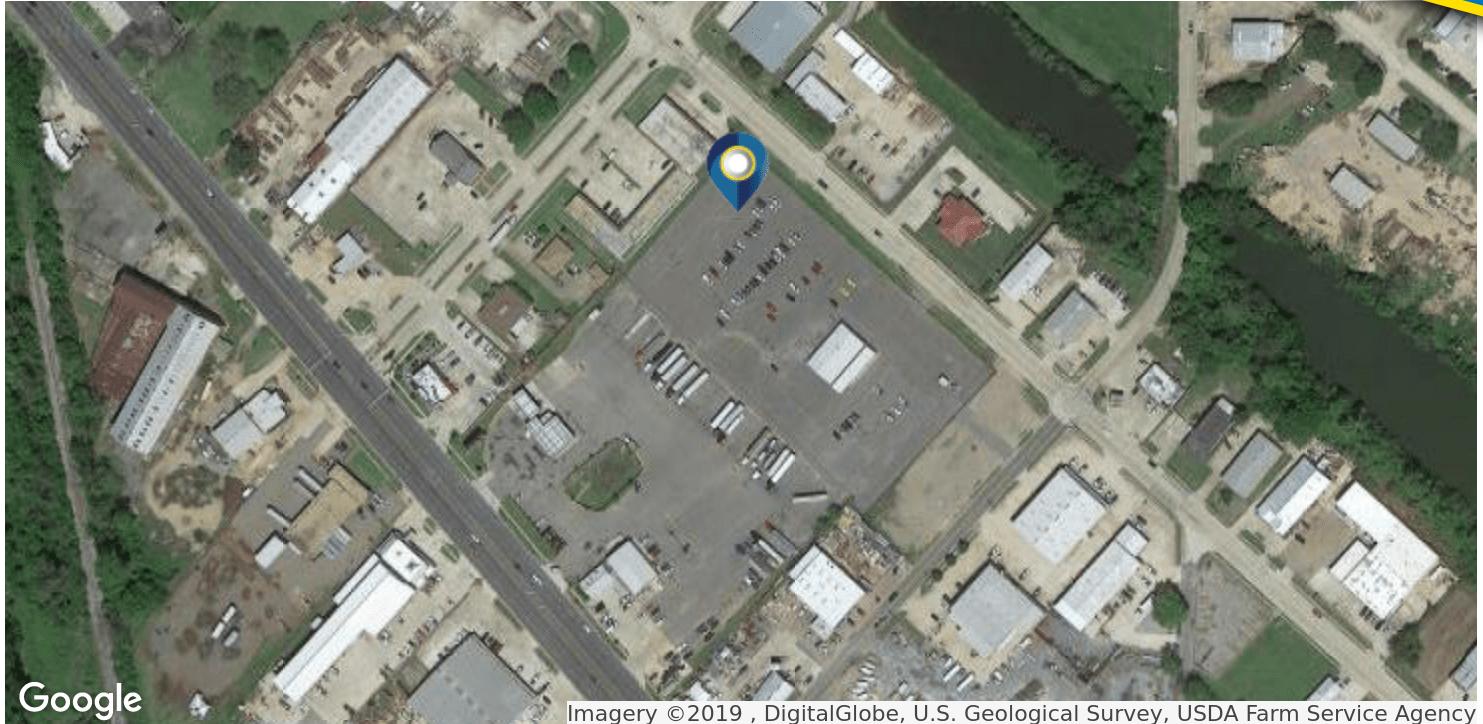
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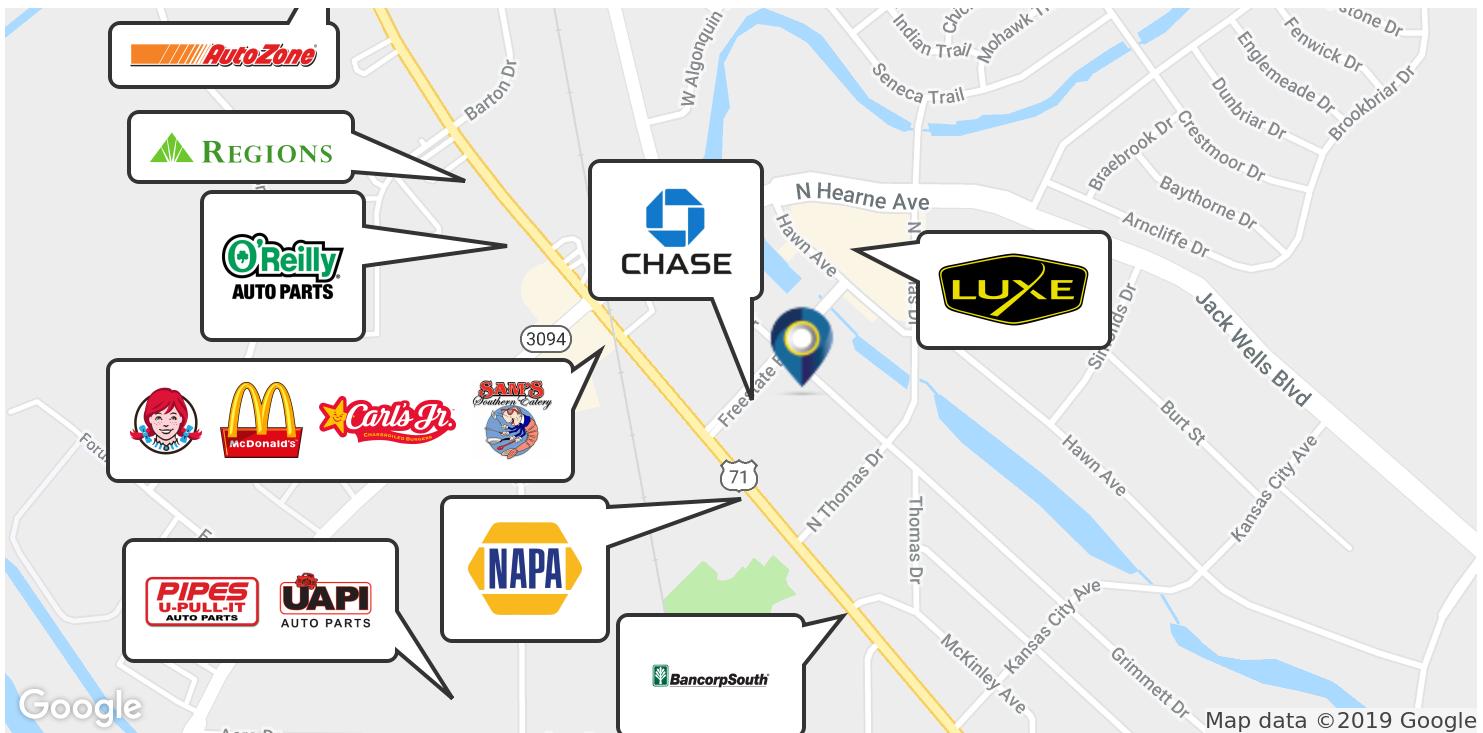
1325 Grimmett Drive  
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## LOCATION MAPS



Google

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Map data ©2019 Google



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### ADDITIONAL PHOTOS



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